

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
MARCH 6, 2018

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 PM

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 Special Meeting of February 20, 2018, and Regular Meeting of February 27, 2018
3. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor & Outdoor Service – Coldwater Golf Links, 1400 S. Grand Avenue
 - b. Class E Liquor, C Beer, & B Wine – Kum & Go #227, 2108 Isaac Newton Drive
 - c. Class E Liquor, C Beer, & B Wine – Kum & Go #113, 2801 E. 13th Street
 - d. Class A Liquor & Outdoor Service – Elks Lodge #1626, 522 Douglas Avenue
4. Motion directing City Attorney to draft ordinance renaming section of Old Airport Road to Green Hills Drive
5. Requests from Greek Week Committee for Polar Bear Plunge on April 6:
 - a. Motion approving blanket Temporary Obstruction Permit for activities
 - b. Resolution approving closure of portion of Sunset Drive and eastern portion of Pearson Avenue along the Greek Triangle from 10:00 a.m. to 11:00 p.m.
 - c. Resolution approving suspension of parking regulations for closed area from 10:00 a.m. to 11:00 p.m.
6. Request from Greek Week Committee for Greek Week Olympics on April 7:
 - a. Motion approving blanket Temporary Obstruction Permit for activities
 - b. Resolution approving closure of portions of Gray Avenue, Ash Avenue, Greeley Street, Pearson Avenue, Lynn Avenue, and Sunset Drive from 8:00 a.m. to 6:00 p.m.
 - c. Resolution approving suspension of parking regulations for closed areas from 8:00 a.m. to 6:00 p.m.
7. Resolution approving appointments to various boards and commissions
8. Resolution adopting New and Revised Fees for Rental Housing Regulation effective July 1, 2017, through June 30, 2018
9. Resolution adopting New and Revised Fees for Rental Housing Regulation effective July 1, 2018, through June 30, 2019
10. Resolution approving 2018 Neighborhood Art acquisitions
11. Resolution approving Encroachment Permit for awnings at 131 Main Street
12. Resolution approving Surface Transportation Block Grant Program Funding Agreement with Iowa Department of Transportation for South Grand Avenue Extension in the amount of

\$3,500,000

13. Resolution approving preliminary plans and specifications for Lime Pond Fencing Improvements; setting April 3, 2018, as bid due date and April 10, 2018, as date of public hearing
14. Resolution approving preliminary plans and specifications for 2017/18 Collector Street Improvements (Meadow Lane Avenue); setting April 4, 2018, as bid due date and April 10, 2018, as date of public hearing
15. Resolution approving preliminary plans and specifications for 2017/18 CDBG Public Facilities Neighborhood Infrastructure Improvements (Tripp Street - Wilmoth Avenue to State Avenue); setting March 28, 2018, as bid due date and April 10, 2018, as date of public hearing
16. Resolution approving preliminary plans and specifications for 2016/17 Concrete Pavement Improvements (Dawes Drive); setting April 4, 2018, as bid due date and April 10, 2018 as date of public hearing
17. Resolution approving preliminary plans and specifications for 2017/18 Seal Coat Street Improvements (Carr Drive, Crestwood Circle, E. 16th Street, Linden Drive); setting April 4, 2018, and April 10, 2018, as date of public hearing
18. Resolution approving contract with Storey Kenworthy of Ames, Iowa, for purchase and installation of furniture for City Hall, Water Plant, Animal Shelter, and Water Meter in the amount of \$53,702.91
19. Resolution approving contract and bond for 2017/18 Traffic Signal Program (East Lincoln Way and Dayton Avenue)
20. Resolution approving contract and bond for 2016/17 Traffic Signal Program (6th Street/Hazel Avenue)
21. Resolution approving Change Order No. 1 with Sargent & Lundy, LLC, for engineering services for Repair of RDF Storage Bin in an amount not to exceed \$19,900
22. Resolution accepting completion of 2015/16 Low-Point Drainage Improvements (Westwood Drive)
23. Resolution accepting completion of Bid No. 1 Gas Generator

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.

PLANNING & HOUSING:

24. Staff Report on 321 State Avenue Residential Development Options

HEARINGS:

25. Hearing on Amendments to Fiscal Year 2017/18 Budget:
 - a. Resolution amending budget for current Fiscal Year ending June 30, 2018
26. Hearing on adoption of FY 2018/19 budget:
 - a. Resolution approving 2018/19 budget
27. Hearing on 2018A General Obligation Corporate Purpose Loan Agreements:
 - a. Resolution entering into Loan Agreements in a principal amount not to exceed \$8,525,000
28. Hearing on zoning text amendment relating to wireless communications facilities:
 - a. First passage of ordinance
29. Hearing on zoning text amendment to create Lincoln Way/Downtown Gateway Commercial

standards:

- a. First passage of ordinance
30. Hearing on 2016/17 Shared Use Path System Expansion (Grand Avenue - 16th Street to Murray Drive):
 - a. Resolution approving final plans and specifications and awarding contract to Manatt's, Inc., of Ames, Iowa, in the amount of \$49,920.40
31. Hearing on 2017/18 Right-of-Way Appearance Enhancements (927 Dayton Avenue Retaining Wall):
 - a. Resolution approving final plans and specifications and awarding contract to Country Landscapes, Inc., of Ames, Iowa, in the amount of \$112,492.37

PUBLIC WORKS:

32. Motion directing staff to proceed with use of Citizen Reporting App

WATER & POLLUTION CONTROL:

33. Staff presentation on proposed Water and Sewer Rates to be effective July 1, 2018

ORDINANCES:

34. Second passage of ordinance restricting parking at all times on north side of Phoenix Street from North Dakota Avenue to Yuma Avenue
35. Second passage of ordinance relating to changes to garage and accessory building standards
36. Third passage and adoption of ORDINANCE NO. 4336 adopting, by reference, the 2017 Edition of National Electrical Code (NEC) with one local and two State of Iowa amendments
37. Third passage and adoption of ORDINANCE NO. 4337 assigning recently approved annexed area (Resolution No. 17-698) to Ward and Precinct

DISPOSITION OF COMMUNICATIONS TO COUNCIL:

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 SPECIAL MEETING
OF THE AMES CITY COUNCIL**

AMES, IOWA

FEBRUARY 20, 2018

The Ames City Council met in special session at 6:00 p.m. on the 20th day of February, 2018, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor John Haila presiding and the following Council members present: Bronwyn Beatty-Hansen, Gloria Betcher, David Martin, Amber Corrieri, Tim Gartin, and Chris Nelson. *Ex officio* Member Rob Bingham was also present.

Mayor Haila advised Council and the audience that no action will be taken at this meeting. This is purely a conversation and dialogue. The only motions made tonight will be on language or actions brought back to staff. Mayor Haila asked the public to not repeat the same argument and to refrain from any negativity. Compromise will be required with this issue. The objective tonight is to address some of the issues that were brought to the Council's attention. The Ordinance as written now is available online.

RENTAL HOUSING ORDINANCE: Building Official Sara Van Meeteren stated that the first issue is whether there will be an increase in bedrooms allowed after the moratorium is lifted. The current Ordinance states that an owner is limited to the number of bedrooms that are recorded as of January 1, 2018. The moratorium that is in place prohibits the properties within the moratorium from pulling a building permit. If the goal of the Council is to prevent the increase in occupants one way is to prohibit any building permits that would increase the number of bedrooms. This would be difficult for staff to try to determine what the owner's intent is with the building permit. The other option would be to allow building permits to be pulled for anything, but freeze the number of adult occupants. Bedrooms could be added but, the number of adult occupants is still frozen to the number as of January 1, 2018. No action by Council will result in this scenario.

Ms. VanMeeteren added the option if Council approved the increase of occupants. That would mean that a building permit could be pulled to increase the number of bedrooms and adult occupants. There will still be a cap of five adult occupants. Items that need to be considered if that is done is whether Council will allow the expansion of the footprint of the structure, enclosure of existing parts of the house such as porches or decks, and whether to allow conversions; rooms that are not currently a bedroom but by adding a smoke detector or other small features it could be used as a bedroom but no structural changes.

Council Member Martin inquired if the number of occupants and or bedrooms for a property could change from the sale of that property. Ms. VanMeeteren responded that the sale alone does not change that. If a Letter of Compliance is removed and then reapplied for the first inspection would determine number of bedrooms and number of occupants.

Council Member Beatty-Hansen asked to clarify if after the moratorium owners have the ability to expand the footprint of the structure, enclose porches, and allow conversions. Ms. VanMeeteren confirmed that could be done. There is nothing to prohibit the type of building permit that can be applied for.

Building Official Van Meeteren stated that the second issue is similar to the first just dealing with parking. The Council must decide either to allow addition of parking to increase the number of adult occupants or to have it frozen. The decision to have the parking frozen will prohibit the increase in the number of off-street parking spaces. There may be more bedrooms in the house than parking spaces, but the number of occupants could not increase because the parking spaces are not available. Currently the Ordinance states after the moratorium is over an owner can add parking. Another option is to allow additional parking, but freeze the number of occupants.

Ms. VanMeeteren continued with the option of Council allowing for additional occupants. Council could allow unlimited number of spaces or put a cap on it and allow for the increase in occupants. This can still be difficult for some owners because Zoning Ordinances are still in affect. Planning Director Kelly Diekmann added that Zoning Ordinances are the most stringent and front yard parking is not permitted in any zone. Low-Density neighborhoods also have a 60% coverage restriction. Ms. VanMeeteren noted that if Council would allow for the increase in parking it would be necessary to know of any preference on how people would be able to park in the rear yard or alley.

City Attorney Mark Lambert stated that Issue #3 is dealing with a minor becoming an adult while living with family while renting and the definition of adult. The language that has been used is defining an adult generally and 18 and older, but for the purpose of this Ordinance a dependent of an adult who resides at the same address would not be considered an adult. Council Member Martin inquired about how to define dependent. Mr. Lambert stated that it could be defined like the IRS, once the person turns 24 he/she is no longer a dependent. Dependent could also not be defined and deal with each situation. This would also affect the situation of elderly parents. Council Member Gartin asked who would decide if a person constitutes as an adult or dependent. City Attorney Lambert stated that the City would have to make a determination.

Director Diekmann stated Issue #4 is whether the desire is to establish overlays for rental concentration or another method of separation. There are a couple of choices that could be made for rental concentration. Some options are a City Council Zoning action, an application process from a neighborhood petitioning the Council, or establish separation requirements based on zones.

Ms. VanMeetern introduced Issue #5 being whether the Ordinance should apply City wide or just to certain zones. Initially the Ordinance was to be in just RL zones, but the Ordinance at this time is City-Wide with no overlay. This is easier to educate the citizens. Council Member Gartin interjected that there is not enough data to show the rental issues are affecting all neighborhoods. There will need to be a balance. Ms. VanMeeteren suggested to meet in the middle with an overlay. This would be applied wherever Council deems necessary. The problem is to have to decide what happens to the areas outside of the overlays. Decisions on whether the outside areas would be more or less restrictive.

Council Member Martin understood the Ordinance drew distinction between RL and RM zones. Director Diekmann clarified that the Ordinance states that the single-family building is the same throughout the City, but if an apartment building or dwelling house it will be the plus one more than number of bedrooms up to five. Dwelling house is a single-family home that could be populated with up to five people if the increased parking could be provided and the standards are a bit

different. If the standards are met, one or two more people could reside there. Ms. VanMeeteren noted that if in RM or RH a property owner could designate the house as a dwelling house.

Building Official Van Meeteren addressed Issue #6 penalties that should be imposed against property owners for multiple Rental Housing Code violations. The first option divides penalties and violations into two different types. Simple misdemeanors are noise and public nuisance calls that the Police Department handles. The second category is nuisance violations those are things handled by Inspections on how the property is used; garbage, furniture, over occupancy, and parking. This does not include structural things that would be looked at during a normal inspection; such as a loose railing or peeling paint.

Ms. VanMeeteren continued to explain a point system for the violations. A cumulation of five points would result in the suspension of their Letter of Compliance (LOC). If the LOC were to be suspended that would evict the tenants. Not to disrupt the current lease Council could make the suspension affective the following August. Another approach to violations would be to apply a tiered-fee system. This would penalize the landlords after so many violations by adding a certain fee to their regular registration fee. The next year would be a higher fee. The LOC could also be suspended or revoked. The third approach is consistent with the current *Municipal Code*. All landlords are started with a four year LOC. If there is a poor inspection the LOC will be cut down a couple of years. The *Municipal Code* allows for a one year LOC if there is an over-occupancy violation. A two-year LOC will be presented if there has been two or more verified property maintenance infractions. This *Code* has not been well utilized. The Final option would be to keep what is in the *Code* and add some of the other options. Staff would like to keep the Ordinance and enforce more. Reports would come back to the Council.

Council Member Gartin expressed concern about pulling an LOC from a landlord. The tenants would have to be evicted which would cause a problem for the landlord to pay the mortgage. Council Member Martin questioned what leverage a landlord would have on the tenants that receive the noise violations. Ms. VanMeeteren responded that some landlords have that covered in the lease. Once so many violations have occurred the tenants would be evicted.

Director Diekmann informed Council of Issue #7 being Short Term Rental (STR). The current Code treats a Short Term Rental as a Bed and Breakfast. There are three ways to consider dealing with Short Term Rentals. The first would be to maintain the status quo - have to get a Bed and Breakfast permit (accessory). In a single-family home someone can rent out up to two bedroom and in higher density a person can rent out up to five bedrooms. Parking must be provided for the guest rooms and go through the Zoning Board of Adjustments. The amount of times renting out a bedroom does not matter, the property would still need to be registered as a Bed and Breakfast. Council Member Gartin asked if there is a requirement that the owner live in the house. Mr. Diekmann answered that the property owner has to be there, because it is considered accessory to that house. There is a requirement that the property owner or homeowner is the applicant for that Bed and Breakfast.

Mr. Diekmann explained the following options:

Option 1- Create an administrative process that doesn't involve going to the Zoning Board of Adjustments (ZBA) each time. Council would have to decide the particular amount of days that

would not be disruptive to a neighborhood and the property would not be run as a full time business. A definition of a Short Term Rental would be established in the Zoning Ordinance, the number of days or stays allowed would be established, and the property would be exempt from the Rental Code because the owner would have a self interest in maintaining the property.

Option 2 - The rental of a whole house with no intent of residing there ever and make available on a Short Term Rental basis is not allowed in the Code. If an owner were to rent a whole house, the average stay must be at least 60 days. That is the tenure that the Zoning Ordinance has described as household living. If the amount of stay is sporadic that would not be considered household living and would be considered hotel/motel use as short term lodging that is not allowed in single-family area because that is a business. There would have to be an Ordinance to allow for whole house rentals, that distinguishes STR from hotels/motels. Staff believes it would be appropriate to add some definitions around STR. Even the use of status quo would probably need to define as a separate use. The addition of an allowance as an accessory use to the primary resident to be able to do some incidental short stays throughout the year. The whole house rental without an owner living there would be different. A Bed and Breakfast could be done everyday of the year which is a business with a homeowner living there. "Homestay" version there would be a limit on the days. If an owner wanted to exceed that number a Bed and Breakfast permit could be applied for.

Building Official VanMeeteren concluded with Issue #8 the exemption of roomers in the Rental Code. This is mostly the issue of parents purchasing a house for child and that child has someone living with them. The current Code exempts owner-occupied dwellings from being registered as a rental. The definition of owner-occupied allows for live in nanny or nurse, exchange student or one rumor. A roomer is a friend living with the child. Two friends would be two roomers and the house would need to be registered as a rental. City Council will need to decide if the philosophy is to reduce unregistered rentals or if the definition of a roomer should be changed. Ms. VanMeeteren suggested that if the desired result is to reduce unregistered rentals there would be a better means to enforce without changing the definition. Changing the definition could have unintended consequences because the friend living with the child is only one situation.

Council Member Betcher inquired about the ability to use consanguinity. City Attorney Lambert stated that the law change states that familial or non-familia status of the tenants as a basis of Rental Code can not be used. The City is using familial status between the owner and their child living there, not between tenants. Ms. Betcher asked if the problem is the use of the consanguinity definition for the owner; meaning if it weren't there and a child were living in the house it would have to be considered a rental. Ms. VanMeeteren confirmed that was correct.

Council Member Corrieri inquired about ways to better regulate the types of homes that are violate the intent of the roomer. Ms. VanMeeteren stated that staff is educating realtors, doing pre-sale inspections and trying to stay up on education and get the word out so owners will know what to do to be in compliance with the Rental Code.

Public Forum: Steve Bock, 661 Xandu Place, Ames, stated he represents the Ames Rental Association, and believes the new ordinance needs to take place quickly because it impacts many people. He said it is affecting the values of peoples' property, and buyers are concerned about possible restrictions. Council Member Gartin stated that there is a realization that this is causing a

lot of uncertainty in the market, and Council is working on a balance for a variety of different interests.

Al Warren, 3121 Maplewood Road, Ames, believes that the City Council should allow some time to pass before the impact of the new Ordinance can be determined. Mr. Warren stated that until the impact on the neighborhoods can be measured, Council should be less restrictive on some issues. He said that a property owner should be allowed to remodel their home, and if a new space is added within the home, it is likely someone will want to occupy it whether the room is labeled as a den or a bedroom. He would rather have the rooms be inspected and approved by the City to ensure safety standards are met than to have the rooms be labeled as something other than a bedroom. Mr. Warren believe roomers should be eliminated, as one would not be able to control the changeover of single-family homes by not eliminating it. He stated that if someone is moving into Ames and renting a home, they are more than likely going to have more than one roommate. If safety is a concern, inspections need to occur. As a landlord, he cares about safety and liability because he does not want to be sued by a renter. He clarified that if a person living in a home and is paying another person to live in that home, it is considered a rental situation.

Nancy Marion, 2226 Jensen Avenue, Ames, stated that she is a realtor and also an owner of several single-family rental homes in Ames. She stated that she is not interested in maximizing occupancy, but rather she is interested in having the best tenants to maintain her rentals. She believes her properties are never identifiable as rentals because they are maintained well. Ms. Marion stated that in 2013, Ames experienced a housing shortage, sparking the interest of small investors owning investment properties, which profoundly affected the real estate market in the community. Due to the increase of costs in single-family homes and the increase of multi-family apartments, many investors are no longer interested in buying property because of the competition. She believes Ames is at a peak, and a downward trend in people buying single-family homes will occur soon. She added that the number of sales going to investors has slowed due to housing prices and supply.

Kelly Junge, 401 East 14th Street, Ames, stated he has an owner-occupied duplex, but will be moving into a recently purchased home nearby. He stated that the duplex will need to become a rental because half of the duplex is currently rented, and the other half is owner-occupied. He asked if there is a City-wide ban on rentals between distances, what chance does a duplex have if it is to be 150 feet away. He added his duplex is located on a corner, and duplexes are also located on the other three corners nearby.

Laurel Scott, 2122 Prairie View West, Ames, informed Council that she felt the term “familial status” was being misused. According to her, the term means that a person has someone under the age of 18 living with them, and the term is protected by the federal government but the term “familial relationship” is not. In the Iowa Code, one cannot discriminate against familial status. Ms. Scott added that when people purchase a home in Ames, they assume they can do such things like add a bedroom, finish space, or use available parking. She believes that a change in the Ordinance harms those people, and does not understand why value can be taken away from dwelling homes, but not others.

Mr. Gartin explained that in some cases, the value of a home will decline, but that is not the intention. He stated that they are trying to find a solution to benefit the whole community,

Ms. Scott stated that she is on board with benefitting the whole community, but feels some of the things being put forth are too restrictive, for example, parking in neighborhoods that are not near campus. She believes there has never been an issue with parking in those neighborhoods and it would be cost prohibitive to homeowners in those neighborhoods to add parking. She would like the restrictions to be tailored to the neighborhood, and not have them community-wide.

Bart Babler, Clive, stated that a year ago, he purchased a home on Pearson Avenue, where his son currently lives. Last summer, he went under contract to purchase another home located on Greeley Street, but does not close on the home until March. He stated that last summer, some of these new ordinances did not exist, or at least he was unaware of them. He believes he will be affected by them now. He stated the home located on Greeley Street is said to have four bedrooms, when it actually has five, and suggested that homes be reviewed thoroughly to accurately list the number of bedrooms. Mr. Babler asked for the opportunity to improve the driveway to accommodate four tenants in the five-bedroom home.

Shannon Stack, 1613-24th Street, Ames, stated her and her husband began renting out the basement in the home last October as an Airbnb, and have received a lot of positive feedback. She explained that it allows for guests to visit Ames at a cheaper cost than a hotel, and it gives back to the community. The Airbnb also allows her to provide for her family as a stay-at-home mom. She stated that she is willing to pay for inspections and the necessary certificates, and is in favor of additional information on how to bring more into Ames.

Ryan Howe, 65697-190th Street, Nevada, stated he owns several duplexes in Ames, and for the last six months has hosted a registered, non-owner-occupied Airbnb rental. He has enjoyed having the Airbnb, and explained the wide range of guests he has hosted. He stated that he takes pride in what he does, and believes he is offering a safe place for guests to stay. He added that although he has a non-owner-occupied rental, he does have a letter of compliance.

Leslie Kawaler, 2121 Hughes Street, Ames, stated she is speaking on behalf of SCAN, and asked that the email sent on February 15 be included in the minutes of the workshop. She said their neighborhood has been described as having family-oriented dynamic and being relatively owner-occupied for years, and is fighting to maintain that. She stated that SCAN has never viewed rentals as negative, but believes rentals become problematic for low-density neighborhoods only when there are too many rentals housing too many occupants in one specific area. She said that if rentals trickled out of the dense campus areas into surrounding areas, there would be a positive outcome for all neighborhoods. SCAN has submitted a map of their requested overlay, and also is requesting for a freeze on the addition of bedrooms for occupancy in rental units, no additional parking spaces, and annual rental inspections. SCAN's short term goal is to prevent further conversions of owner-occupied homes to rentals in already out-of-bounds neighborhoods.

Sandra McJimsey, 2236 Storm Street, Ames, stated she is speaking on behalf of SCAN, and believes there is an imbalance that threatens the stability of their neighborhood. The imbalances could be addressed through an overlay, and standards are needed to restore a balance that would stabilize the neighborhoods well into the future, and to also preserve and ultimately reverse the dwindling supply of affordable owner-occupied housing. SCAN urges the standards regarding parking and bedrooms

are kept in order to maintain the character of the neighborhood.

Barbara Pleasants, 516 Lynn Avenue, Ames, stated she is President of SCAN. She stated that SCAN should be treated as one entity in opposing any rental cap. With their current level of over 40% rental properties, they are past the point where a minimum distance between rental properties or a cap for each block would be appropriate. She urges a 20% cap for all of SCAN as a unit, with the result that there be no further conversions of owner-occupied to rental allowed, including parent-purchased properties. She said the cap would help to stabilize the neighborhood, and also suggested extending the current moratorium in campus impacted areas in order to work out the details.

Becky Christianson, 304 E. 16th Street, Ames, stated that she has been an Airbnb host for almost a year. She explained how reviews can be given by both the guests and host, and requested that Council work with hosts when developing policies.

John Wolseth, 241 Village Drive, Ames, stated that he is representing Collage Creek/Old Ames Middle School Neighborhood Association. He said their neighborhood agrees with SCAN's proposal, and added that if an overlay is put into place without a mechanism of moving rental-occupied homes into an owner-occupied sphere, then there is no reason for discussion because neighborhoods like his will never reach a balanced level. He said the letter of compliance would be inherited with the property, and therefore, create an artificial situation in which those rentals will continue to have greater value on the market than those that do not. He clarified that he would like the letter of compliance to end whenever there is a transfer of title, and the overlay rental percentages be put into place for an entire neighborhood rather than by block. Mr. Wolseth also clarified that is speaking on behalf of the steering committee of the neighborhood association, and does not have a formal position statement from the whole association.

Tam Lorenze, 301 South Maple, Ames, stated that the students are not bad; students are valuable. The entire City of Ames benefits from the students and should also bear the burden. Certain areas should not be excluded. There is not a need for the overlay.

Joanne Pfeiffer, 3318 Morningside Street, Ames, emphasized the importance of having a balance of owner-occupied and rental dwellings in neighborhoods. She noted that the data collecting came back that owner-occupied is needed in her neighborhood.

Paul VonChurch, 2122, Ames, stated that he owns a couple of properties here in Ames. He questioned what is done with current properties with an LOC that don't have a wide enough drive. Ms. Beatty-Hansen said she believed that they will be grandfathered in. Mr. VonChurch felt that to tie-in parking could discriminate against non-traditional families. He is not in favor of removing the LOC. To him, it makes more sense for the City to inspect more often.

John Engleman, 3312 Cedar Lane, Ames, encouraged the Council to create an Ordinance to regulate Airbnbs. He said this is happening in Ames and it should be regulated; maybe there should be a percentage of those allowed in certain areas.

Council Member Beatty-Hansen confirmed that parking would be grandfathered. Ms. VanMeeteren state that properties with current LOCs would be able to grandfather in the parking situation. She

believes that Ames is in line with the number of the national rentals. According to Ms. VanMeeteren, vacancies are increasing in the rentals.

Rebecca Mills, 1015 Roosevelt, Ames, states that she takes responsibilities for the LOCs. She advised that if there is a violation, there is a delay as to when the owner receives notice of it. She would like the City and owners to be on the same side.

Ralph Frame, 1606 South Duff, Ames, stated that he feels the City is discriminating against students. He took issue with the comment about “rental concentration issues.” There is a need for rental properties around ISU, and he thinks that the free market should be allowed to work it out. Mr. Frame thinks that the laws that the City already has should be enforced. He noted that sometimes over-reactions have unintended consequences.

The meeting recessed at 8:08 p.m. and reconvened at 8:22 p.m.

Council Member Gartin suggested that Council approach this by first discussing whether this ordinance should be City wide or just for the areas under the moratorium. Mr. Gartin stated that he felt a need to tailor the Ordinance back to the neighborhoods highly affected under the moratorium. Council has not received data that supports community-wide rental occupancy issues. Council Member Corrieri asked if that comment was to mean that there should be no occupancy limits in the other neighborhoods. Council Member Gartin responded that neighborhoods outside the Campus area need attention too, just separate from the moratorium neighborhoods.

Director of Planning Kelly Diekmann and Planner Julie Gould identified the areas that are included in the moratorium. He noted that a map is able to be seen online for moratorium boundaries. Planner Gould stated there are official Neighborhood Associations that are identified on the City’s Neighborhood Association Map. They are active and the City has a contact for them.

Council Member Betcher conveyed that there has to be regulations for all single- and two-family properties. The moratorium area will need different restrictions than the neighborhoods outside of Campus, but there will be an unbalance of rentals if both areas are not restricted in some way. If the restrictions are similar with not much distinction, then it may not be any more beneficial than having the Ordinance be City wide and City staff educate the citizens on what the Ordinance is and what it means. *Ex-Officio* Rob Bingham stated that it needs to be kept simple.

Council Member Beatty-Hansen reiterated a comment from a public speaker that the City is not sure of the effects and may not be for awhile. There will be a time of uncertainty while things play out. *Ex-Officio* Bingham added that because some students have already signed leases for next year, it may be a year and a half to two years before noticing the effects if there are any. Council Member Corrieri added that she is in agreement with balance, but also the need to see how things play out.

Council Member Nelson stated that ideas that work in one part of town may not work in another. There has to be a balance and one that is enforceable. He feels things need to be as simple as they can be.

Council Member Gartin agreed with the need for Ordinances that are easy to enforce. There is not

evidence of a problem City wide. Council Member Beatty-Hansen confirmed that the Ordinance now is for RL neighborhoods City wide. Council Member Betcher stated that Council needs to be careful about driving the problems to another area. Mr. Gartin stated that parking challenges are different in one part of town than another. Mr. Bingham said that if there is an overall cap across the City, it would make for easier decisions. City Manager Schainker added that if the Council were to put an overlay on an overlay, it would make it even more complicated.

Issue #5 will be a baseline across the City. Council Member Martin feels counting the number of rentals is more important than the number of renters. Council Member Nelson stated this is a way to make it low density.

Council Member Gartin clarified that Council is using parking to be a leverage. Council Member Corrieri does not feel that parking should be tied to occupancy. Mr. Bingham stated that if the ultimate goal is to get cars off the street, then parking would be tied to occupancy. Council Member Corrieri feels that will not get the cars off the street; that will only happen through enforcement. Council Member Betcher stated the main goal is not to get the cars off the street, but it coincides. The parking requirement is there for limiting the number of occupants. If it is across the City, it makes for ease of implementation and education.

Moved by Beatty-Hansen, seconded by Corrieri, to direct staff to modify the ordinance to maintain the parking requirement in the moratorium areas only.

Council Member Martin asked how many properties would benefit from having four or five parking spaces in the moratorium area. City Manager Schainker clarified that there are no other parking regulations for other areas.

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

Moved by Martin, seconded by Gartin, to direct staff to prepare the data within the moratorium area on the estimate of the number of four bedroom and greater properties that do not have sufficient parking.

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

Council Member Betcher stated that occupancy needs to be limited by bedrooms and that needs to be frozen as of January 1, 2018. She has an issue with enclosing sun rooms for use as bedrooms. Ms. Betcher indicated that she likes the Ordinance the way it is in the moratorium area. Mr. Bingham offered his opinion that there should be an allowance for this with perhaps putting certain regulations or standards on it.

Moved by Gartin, seconded by Beatty-Hansen, to tie the occupancy to the number of bedrooms that were counted as of January 1, 2018, and that that be frozen in the moratorium area only.

Council Member Corrieri stated that she is not in favor of that motion because she feels that an owner should be able to increase the value of their property.

Building Official VanMeeteren stated that if bedroom counts differ, the City gives a certain amount

of time to get an inspection or file a discrepancy.

Vote on Motion: 4-2. Voting aye: Betcher, Martin, Beatty-Hansen, Gartin. Voting Nay: Nelson, Corrieri. Motion declared carried.

Moved by Betcher to allow the expansion of the footprint of the structure be permitted, but not the enclosure of a porch or renovation of an existing room.

Motion withdrawn.

Moved by Betcher, seconded by Nelson to allow the expansion of the footprint of the structure, but not the enclosure of a porch in the moratorium only.

Vote on Motion: 3-3. Voting Aye: Betcher, Nelson, Martin. Voting Nay: Beatty-Hansen, Gartin, Corrieri. Mayor Haila voted nay to break the tie. Motion failed.

Moved by Beatty-Hansen, seconded by Corrieri, to use the definition recommended by staff for adult.

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

Council Member Corrieri stated that Airbnbs collect hotel/motel tax. Director Diekmann advised that they have to be treated as a rental.

Move by Beatty-Hansen, seconded by Nelson, to allow non-owner buildings to be used for Short Term Rental, but be subject to the Rental Code, and owner-occupied be regulated as “home stays”.

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

Issue #8. Council Member Betcher indicated that she would like to redefine owner-occupied; consanguinity is the issue. Council Member Gartin reminded the Council to think of other circumstances, other than just students.

Moved by Betcher, seconded by Corrieri, to remove the consanguinity clause. Voting aye: Betcher, Corrieri, Martin. Voting nay: Beatty-Hansen, Gartin, Nelson. Mayor Haila voted aye to break the tie. Motion declared carried.

The Council decided to continue with the status quo for issue #6 on the approach for imposed penalties. It was noted that by the end of the year, staff will bring back data.

Item #4. City Manager Schainker inquired about proceeding with the overlays. It was noted that the majority of the Council wanted to look at the current moratorium area only.

Moved by Betcher, seconded by Beatty-Hansen to adjourn at 10:31 p.m.

Diane R. Voss, City Clerk

John A. Haila, Mayor

Stacy Craven, Recording Secretary

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

AMES, IOWA

FEBRUARY 27, 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 February 27, 2018. Present from the Ames City Council were Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, David Martin, and Chris Nelson. Supervisor Lauris Olson represented the Story County Board of Supervisors. Representing the Ames Community School Board was Lewis Rosier. 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 JANUARY 23, 2018: Moved by Corrieri, seconded by Olson, to approve the Minutes of the January 23, 2018, meeting of the Ames Conference Board.

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

APPOINTMENT TO BOARD OF REVIEW: Moved by Betcher, seconded by Harter, to adopt RESOLUTION NO. 18-074 appointment Tanya Anderson to the Board of Review.

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

HEARING ON PROPOSED 2018/19 BUDGET FOR CITY ASSESSOR'S OFFICE: Chairperson Haila opened the public hearing. No one wished to speak, and the hearing was closed.

Moved by Rosier, seconded by Olson, to adopt the FY 2018/19 budget for the Ames City Assessor's Office.

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

CONFERENCE BOARD COMMENTS: Story County Supervisor Olson asked that, possibly next year or before, there be some discussion about some options that might be available in the future to have one Assessor or sharing the costs due to the possible increases in costs. She noted that this issue had been raised by Story County Supervisor Sanders at the January 23, 2018, Conference Board meeting. Mayor Haila noted that two studies had been done on this topic in the past. Those studies can be updated and forwarded to the Conference Board members.

ADJOURNMENT: Moved by Betcher, seconded by Rosier, to adjourn the Ames Conference Board at 5:37 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 5:46 p.m. on the 27th day of February, 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.

RECOGNITION OF AMES HIGH SCHOOL BOYS 2018 STATE CHAMPION SWIM TEAM: Mayor Haila, on behalf of the City of Ames, specially recognized Dan Flannery, Coach of the Ames High School Boys Swim Team, and members of the 2018 Team for earning the State Championship for the first time in 36 years. The Mayor stated that Ames High School had a record number (75) boys out for the Swim Team this past season. Even more notable was the fact that the Team Grade Point Average is currently 3.45 among the 53 letter-winners. Coach Flannery stated that both the Varsity and Junior Varsity Teams were undefeated this year. Ames won the State Championship by one point. There were 16 seniors on the Championship Team; it was a true team effort. According to Coach Flannery, this was only the third time that both the Ames Girls and Boys Swim Team won the State Championships.

PRESENTATION OF PEDESTRIAN SAFETY STUDY PHASE II RESULTS: Traffic Engineer Damion Pregitzer introduced Bill Troe, Transportation Planner with SRF, and Leif Garness, Senior Traffic Engineer with SRF, who are the consultants working with the City on the Study.

Mr. Troe pointed out that the focus area of the Study is along Lincoln Way from Sheldon Avenue to University Boulevard. The Study focused on all modes of travel. He reviewed the purpose of the Study, which was to note if there were safety/operations concerns and if current physical features or conditions contribute to those concerns. If there were, what options are there to address those features. Mr. Troe noted that they did not want any option to add travel time. According to Mr. Troe, this Study is addressing relatively a small portion of Lincoln Way; the Study will feed information into the Long Range Transportation Plan, a redesign of Transit, and Complete Streets policies that are being developed.

A summary of Phase 1 of the Study, which was the discovery phase, was given. Phase 2 is comprised of the recommended enhancements that were devised based on the discovery. Mr. Troe advised that recommended enhancements were developed for two primary intersections: Lincoln Way/Welch Avenue and Lincoln Way/Stanton Avenue. The reasons for concluding action was warranted were:

Lincoln Way/Welch Avenue: Crash Severity
Crashes Involving Pedestrians

Lincoln Way/Stanton Avenue: Uncontrolled Pedestrian Crossing Levels
Elevated Crash Rate
Minor Sight Distance Issues

Lincoln Way/Welch Avenue. The recommended physical corridor changes were described. According to Mr. Troe, the changes at the Lincoln Way/Welch Avenue intersection are intended to increase the level of pedestrian compliance with walk indications by removing the two-stage

crossing promoted by the raised median currently present. Those recommendations fall into the moderate-cost range (between \$20,000 to \$100,000). While study of the pedestrian compliance with signal indications associated with the presence of a median is relatively limited, those identified suggest an 18% reduction in compliance when a median is present. By removing the current four-foot-wide raised median (which was not intended to be a pedestrian refuge) through the left-turn lane and replacing it with a painted separation between the left-turn and inside through lane, that ad hoc refuge created by pedestrians is eliminated.

Council Member Gartin noted that, when they think about creating improvements to the Corridor, the improvements appear to fall into two categories:

1. “Standard of care,” which means that given the conditions, there should be certain improvements. Otherwise, the City could be held liable for incidents that occur.
2. The second category appears to be when the City chooses to go “above the standard of care.”

Mr. Gartin asked Mr. Troe to indicate what recommendations are getting the City to the “standard of care” and which ones are “above the standard of care.” Mr. Troe indicated that the Lincoln Way corridor appears to be a matter of behaviors; however, a lot of concerns about the corridor relate back to time.

At the inquiry of Council Member Gartin, Mr. Pregitzer advised that between 250 and 300 pedestrians cross at Lincoln Way and Welch per hour.

Council Member Martin asked if diagonal pedestrian crossings had been considered. Mr. Troe indicated that they had; however, those actually take more time out of the cycle.

Council Member Gartin indicated that he had received an email from a person who felt that the Study was being “harsh on pedestrians,” and asked if the speed of traffic had been considered. Mr. Troe answered that the options being recommended in the Study are intended to be beneficial to both pedestrians and vehicular traffic.

Recommended physical corridor changes for the Stanton Avenue intersection focused on one of two alternate philosophies of addressing observed conditions:

1. Discourage pedestrian crossing at the intersection. The Working Group supported a physical barrier, i.e., fence, be added to the median and the median break along Lincoln Way be eliminated. By removing the median break, a continuous barrier between controlled intersections at Welch Avenue and Lynn Avenue is possible and was proposed as the most-effective option to discourage pedestrian crossing.
2. Permit pedestrian crossings and improve safety. Features that result in discouraging pedestrian crossing at Stanton Avenue are relatively costly, increase maintenance costs, and restrict access

at Stanton Avenue to right-in-right-out. If those impacts are too intrusive at the intersection and surrounding areas to be accepted by pedestrians and/or travelers, the recommended alternative is to provide a marked, but uncontrolled, pedestrian crossing. It was the consensus of the Working Group to eliminate the uncontrolled pedestrian activity at Stanton Avenue was preferred; however, it was also the majority opinion that creating the continuous barrier required to eliminate crossings was very intrusive and had substantial negative vehicle impacts. Thus, the initial recommendation for the intersection was to establish a marked, but uncontrolled, pedestrian crossing. This concept would include: painting a crosswalk across the west side of the intersection and reconstructing the west-side median to provide an ADA-compliant crossing and pedestrian refuge in the median. Providing an adequate crossing will require reconstructing a portion of the eastern portion of the west-side median.

The recommendations were summarized as: planted medians, the light will remain, there will be an at-grade crossing, a portion of the median will provide pedestrian refuge. Council Member Betcher indicated that she is not totally in favor of these recommendations as she believes they encourage pedestrians to wait on the median.

At the question of Council Member Martin, Mr. Troe confirmed that pedestrians will still be required pedestrians to activate the signals.

The Corridor Signal Timing Update was explained. An update of the signal timing and offsets between intersections was recommended to address the following:

1. Reduce pedestrian and vehicular delay currently observed. Updating the timing from the circa-2008 plan could have the following benefits:
 - a. Reduce average pedestrian delay by approximately ten (10) to 23%, depending on the intersection, which can improve compliance with signal indication as the wait time is less.
 - b. Reduce average vehicular delay by approximately 20%.
2. Reduce the number of stops vehicles traveling through the corridor experience per trip. By updating the signal timing to better reflect current traffic, average stops can be reduced by approximately 18%.
3. Reduce corridor vehicle travel time. The proposed update to signal timing is anticipated to reduce corridor travel time by approximately 15%.

Associated with the signal re-timing, the Working Group supported incorporating a leading pedestrian interval (LPI) at Welch Avenue, which will give pedestrians the WALK indicator for approximately four to ten seconds (depending on approach) to at least cross one lane of traffic before vehicles on Welch Avenue are given the green light to proceed. The primary benefit of the early release is pedestrians are more visible to drivers, which results in a reduction in vehicle-pedestrian crashes and severe crashes. Based on pedestrian and vehicle traffic travel patterns,

implementing a LPI with the timing update, severe crashes could be reduced by 64% and vehicle-pedestrian crashes could be reduced by 59%. In addition, pedestrian compliance could improve by approximately 18%.

Preliminary cost estimate ranges were given for improvements at Welch Avenue (\$8,500 to \$10,000); Stanton Avenue Crosswalk (\$12,000 to \$15,000); Stanton Avenue Median Closure/Barrier (\$100,000 to \$125,000); and Corridor Re-timing (Minimal cost; staff time only).

Mayor Haila asked about ISU's response to the Study. Mr. Troe indicated that they had many of the same questions as the City Council; there were no contradictions or dissenting comments. Mr. Pregitzer commented that ISU very much sees this as a partnership with the City. Council Member Betcher indicated that Student Government has already been in contact with Police Officer Eric Snyder about

Council Member Betcher asked if the LPI be programmed into the lights. Many students do not seem to know that pedestrians have to push the button to get a WALK signal to cross at the intersection. Mr. Pregitzer indicated that, in the future, as technology progresses, perhaps it could be automatic based on its programming.

Council Member Martin asked for more information than was provided in the Council packet. He would like the version of the Power Point that was presented at this meeting.

Mr. Pregitzer asked if the Council could make a motion indicating whether it wanted staff to move forward with any of the recommendations that have costs. Staff will move forward with the timing recommendation, but would like direction on the two recommendations that have costs associated with them. City Manager Schainker indicated that staff would come back to the Council with options and cost breakdown. Mayor Haila said the Council could make a motion directing staff on this item under the Council Comments section of the Agenda.

CONSENT AGENDA: Council Member Martin asked to pull Item No. 27 pertaining to approval of the Preliminary Plat for 5571 Hyde Avenue (Rose Prairie) would be pulled from the Consent Agenda for separate discussion.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Special Meeting of February 5, 2018, and Special/Regular Meeting of February 13, 2018
3. Motion approving Report of Contract Change Orders for February 1-15, 2018
4. Motion approving new 8-month Class B Beer Permit & Outdoor Service for Homewood Golf Course, 401 E. 20th Street
5. Motion approving new Class E Liquor, C Beer, & B Native Wine Permit for Casey's General Store #2905, 3612 Stange Road
6. Motion approving new Special Class C Liquor License for Wing Stop, 703 S. Duff Ave. #101

- (pending final inspection)
7. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class E Liquor, C Beer, & B Wine – Wal-Mart Supercenter #4256, 534 S. Duff Avenue
 - b. Class C Liquor & Outdoor Service – Buffalo Wild Wings, 400 S. Duff Avenue
 - c. Special Class C Liquor & Outdoor Service – Stomping Grounds, 303 Welch Avenue
 8. Request from Mary Greeley Medical Center for Hope Run on Saturday, June 16:
 - a. RESOLUTION NO. 18-075 approving closure of Mortensen Road from Dotson Drive to State Avenue and State Avenue from Lettie Street to Mortensen Road from 7:30 a.m. to 9:00 a.m.
 - b. RESOLUTION NO. 18-076 approving waiver of road race fee
 9. Request from Raising Readers for Step Into Storybooks on April 14:
 - a. Motion approving blanket Temporary Obstruction Permit for event activities
 - b. RESOLUTION NO. 18-077 approving closure of Douglas Avenue from 5th Street to 6th Street from 8:00 a.m. to 12:30 p.m.
 - c. RESOLUTION NO. 18-078 approving waiver of parking meter fees and enforcement for metered spaces on Douglas Avenue between 5th Street and 6th Street and on 5th Street between Douglas Avenue and Kellogg Avenue from 8:00 a.m. to 12:30 p.m.
 10. RESOLUTION NO. 18-079 approving Police Department’s application for and participation in Governor’s Traffic Safety Bureau Enforcement Grant program
 11. RESOLUTION NO. 18-080 approving Funding Agreement (1-18-ICAAP-01) with Iowa Department of Transportation for South Grand Avenue Extension
 12. RESOLUTION NO. 18-081 awarding contract to Hawkeye Truck Equipment of Des Moines, Iowa, to provide and install one utility body and one crane on City-provided truck chassis in the amount of \$103,550
 13. RESOLUTION NO. 18-082 waiving purchasing policy requirement for competitive bidding and awarding contract for Transformer Repairs for Electric Services to Jordan Transformer, LLC, of Jordan, Minnesota, in the amount of \$66,209.46 (inclusive of Iowa sales tax)
 14. RESOLUTION NO. 18-083 approving preliminary plans and specifications for 2017/18 Asphalt Pavement Improvements; setting March 21, 2018, as bid due date and March 27, 2018, as date of public hearing
 15. RESOLUTION NO. 18-084 approving preliminary plans and specifications for 2017/18 Water System Improvements (Contract #2); setting March 21, 2018, as bid due date and March 27, 2018, as date of public hearing
 16. RESOLUTION NO. 18-085 approving preliminary plans and specifications for 2017/18 Clear Water Diversion; setting March 21, 2018, as bid due date and March 27, 2018, as date of public hearing
 17. RESOLUTION NO. 18-086 approving preliminary plans and specifications for 2017/18 Arterial Street Pavement Improvements; setting March 20, 2018, as bid due date and March 27, 2018, as date of public hearing
 18. RESOLUTION NO. 18-087 approving preliminary plans and specifications for North River Valley Low-Head Dam Improvements; setting March 29, 2018, as bid due date and April 10, 2018, as date of public hearing
 19. RESOLUTION NO. 18-088 approving preliminary plans and specifications for CyRide Bus Lifts Replacement Project; setting March 29, 2018, as bid due date and April 10, 2018, as date

of public hearing

20. RESOLUTION NO. 18-089 approving preliminary plans and specifications for Power Plant Window Replacement; setting March 29, 2018, as bid due date and April 10, 2018, as date of public hearing
21. RESOLUTION NO. 18-090 approving preliminary plans and specifications for Furnishing two 69kV Circuit Breakers and Capacitor Bank for Top-O-Hollow Substation and two additional Circuit Breakers; setting March 28, 2018, as bid due date and April 10, 2018, as date of public hearing
22. RESOLUTION NO. 18-091 approving Change Order No. 1 for Boiler Maintenance Services for Power Plant
23. RESOLUTION NO. 18-092 approving Correcting Change Order to 2014/15 Sanitary Sewer Rehabilitation (Manhole Rehabilitation - Flood Prone Manholes)
24. RESOLUTION NO. 18-093 accepting completion of City Hall Gymnasium HVAC Renovations

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

PRELIMINARY PLAT FOR 5571 HYDE AVENUE (ROSE PRAIRIE): City Planner Charlie Kuester advised that the property is a 170-acre parcel lying west of Hyde Avenue, east of the Union Pacific railroad, and south of County Road 190th Street. The property owner, Rose Prairie, LLC, is seeking approval of a Preliminary Plat that creates 16 outlots. The developer would then be allowed to sell each outlot for a subsequent subdivision. It was noted that none of the outlots in the Preliminary Plat will accommodate development until a subsequent Preliminary Plat and Final Plat for each outlot is approved. The approved Master Plan identifies one main access point from Hyde Avenue and one from 190th Street. The Preliminary Plat does identify two spine roads that will serve as collector streets for the development. The north-south street, Primrose Avenue, intersects with 190th Street and extends to the south line of the development where it will connect in the future with Auburn Trail. The east/west Street, Leopard Drive, is shown connecting Hyde Avenue to Primrose Avenue. This connection was required by the City Council at the time of Master Plan and rezoning approval in 2016. A five-acre park will be constructed on what is now shown as Parcel K.

Answering the question posed by Council Member Beatty-Hansen, Planner Kuester stated that when the Final Plat comes back to the City Council for approval, construction of a shared use path would be a requirement.

Council Member Gartin asked staff to ensure that the Restrictive Covenants that the homeowners get clearly indicate that the City of Ames will not tolerate nitrogen draining into the Ada Hayden Watershed.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 18-094 approving the Preliminary Plat for 5571 Hyde Avenue (Rose Prairie).

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

PUBLIC FORUM: Mayor Haila opened Public Forum. Anneke Mundel, 1111 Harding Avenue, Ames, and Elizabeth Wentzel, 1125 Marston Avenue, Ames, spoke on the formation of the new Roosevelt Neighborhood Association. Ms. Wentzel advised that the boundaries of the new Association include Roosevelt Park and all properties west of Grand Avenue to Northwestern Avenue and from the north side of the railroad tracks from Wheatsfield to 13th Street.

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

HEARING ON ZONING TEXT AMENDMENT RELATING TO CHANGES TO GARAGE AND ACCESSORY BUILDING MATERIALS: Planner Eloise Solstrum noted that on December 12, 2017, the City Council had directed staff to prepare a text amendment to increase the cumulative dimensional standard for garage door opening width from 27 feet to 30 feet width for single-family homes and to allow, under certain circumstances, additional garage door width to exceed the maximum cumulative dimension when they are not generally parallel and not viewable from the street. This referral was in response to a request by the Chair of the Zoning Board of Adjustment to consider different standards based on two recent variance requests. According to Ms. ???, increasing the cumulative garage door opening width to 30 feet for single-family homes would allow wider three-car garage door designs. The 30-foot width would provide greater ease in entering and exiting the garage and better accommodation of larger, wider vehicles.

According to Ms. Solstrum, the current standards also restrict single-family homes to no more than a three-car garage door design regardless of lot configuration, placement of the garage on the lot, or visibility of the garage from the street frontage. The current standard is applied the same to all single-family lots and is inflexible for addressing larger lots or unique situations where someone could accommodate additional garages, without impacting the street frontage. A second change is proposed to allow for additional garage door openings to exceed 30 feet for a home when the door openings do not have a visual impact on the design of the home as viewed from the street. The proposed standard is to allow only 20 feet of garage door width located parallel and visible from the adjoining street when the total garage door opening width exceeds 30 feet. Staff is also proposing to consolidate all the garage standards together and add language that clarifies that alley access standards from other parts of the Zoning Ordinance apply to all garages.

Director Diekmann advised that staff noticed today that the language about access from an alley really wasn't referring to the opening of the garage door. Mr. Diekmann said staff was recommending a change to the ordinance to clarify the intent. He asked that any motion for approval include a change to Section 4 of the Ordinance specifically under b. "Driveways to Alleys," which needs to read, "The garage door opening to a detached or attached garage that opens to an alley shall be located either eight feet from the property line abutting the alley or a minimum of 20 feet from the property line abutting the alley."

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

Moved by Nelson, seconded by Betcher, to pass on first reading an ordinance, as amended, relating to changes to garage and accessory building standards.

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

HEARING ON 2016/17 TRAFFIC SIGNAL PROGRAM (6TH STREET/HAZEL AVENUE): The public hearing was opened by the Mayor and closed after no one asked to speak.

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 18-095 approving final plans and specifications and awarding a contract to Voltmer, Inc., of Decorah, Iowa, in the amount of \$236,676.13.

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

HEARING ON 2017/18 TRAFFIC SIGNAL PROGRAM (EAST LINCOLN WAY/DAYTON AVENUE): The Mayor opened the hearing. No one requested to speak, and the Mayor closed the hearing.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 18-096 approving final plans and specifications and awarding a contract to Iowa Signal, Inc., of Grimes, Iowa, in the amount of \$309,416.64.

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

DOWNTOWN FACADE GRANTS: Planner Charlie Kuester noted that the City Council annually budgets \$50,000, as matching grants for eligible projects. The City Council awarded three grants in the first round of this fiscal year, which left \$69,000 available for the second round of funding during the 2017/18 fiscal year. At the January deadline, staff had received requests involving three properties for a total of four grants. The total requested grant funding is approximately \$59,000. Two grant requests are for the west and south facades of 131 Main Street. The property is the former Iowa Electric Light and Power Company building and is a two-story building on the northeast corner of Main Street and Douglas Avenue. The third grant application is for the property at 110 Main Street. This property is a single-story building that, at some point, was broken up into several separate properties with separate ownership. The fourth application is for 116 Main Street. This is a separate property, but in the same building as 110 Main Street.

Each request was detailed by Planner Kuester, as follows:

131 Main Street. Currently, Avec houses its building division offices on the first floor of the building. The building sits on a corner lot and has a front facade on Main Street and a secondary facade on Douglas Avenue with the entrance at the corner. The owner is renovating the entire building, interior and exterior, and is seeking a grant for the replacement of non-compliant windows on the upper floors, new exterior doors, and the installation of a canopy along the two street facades. Although the building initially was of a different character when it was constructed as a market, it was substantially remodeled in 1953. The 1953 character of the building is the period of historical significance for the building, not the original period of construction.

Mr. Kuester noted that the owner, in conjunction with the Main Street Cultural District (MSCD), is seeking up to a \$100,000 Community Catalyst Building Remediation Program Grant from the Iowa Economic Development Authority. The City of Ames would be the official applicant, but the City Council authorized the MSCD to apply on the City's behalf. If the Grant is awarded, it will be used as a financial match for the Catalyst Grant exterior and interior renovations of the building. The upper floor windows were replaced by the previous owner, making them non-compliant features. The Grant-eligible project includes replacing these with windows consistent with the 1953 rehab of the building. The project also includes four replacement doors. The canopy was removed by a previous owner, but was similar in size and shape to the one proposed for installation.

The Council was told what improvements would be eligible for the Facade Grant as they are removing non-compliant items and replacing them with compliant items (doors and windows) or are installing a compliant element where none now exists (the proposed canopy).

110 Main Street. Staff recommends awarding a Grant of 50% of the eligible costs up to the maximum of \$15,000. The applicant will need to provide cost breakdowns to ensure only eligible activities are funded with the Facade Grant.

116 Main Street. The front facade currently has an angled front wall and recessed doorway. The applicant proposes moving the wall to be flush with the right-of-way and to have an outswing door. The Design Guidelines include a preference for recessed entryways. Since the front facade of 116 Main already has a recessed door, staff believes it should be retained with a compliant design as part of the storefront improvements. The total estimated project cost for 116 Main Street is a lump sum of \$30,157.24 (plus sales tax of \$2,111.01). The project would be eligible for the maximum funding of \$15,000. Staff recommends awarding a grant of 50% of the eligible costs up to the maximum of \$15,000 with a condition that the design be updated to include a recessed entryway acceptable to staff. The applicant will need to provide cost breakdowns to ensure only eligible activities are funded with the Facade Grant.

Mr. Kuester noted that the issue of a flush wall and outswing door arose during the review of the facade grant application for 122 Main Street. The front facade was recessed although the Facade Grant was approved in 2013 with a flush outswing door. The flush outswing door ensured compliance with accessibility demands, and since the open door still resulted in a greater-than-four-foot unobstructed sidewalk, it was found to be acceptable in this location at this time during the Building Permit review. The owner of 116 Main Street prefers the flush wall and outswing door to retain similarity with 110 and 122 Main Street.

Mr. ??? advised that he was speaking as the representative for 116 Main Street. He stated that they just received the report on this item at 4:00 p.m. last Friday, so he is not fully prepared to comment on staff's recommendations. The issue is a flush wall and outswing door, which initially arose during the review of the Facade Grant application for 122 Main Street. The front facade was recessed, although the Facade Grant was approved in 2013 with a flush outswing door. Mr. ??? reiterated that the flush outswing door ensured compliance with accessibility demands, and since the open door still resulted in a greater than four foot of unobstructed sidewalk, it was found to be

acceptable in this location at that time during the Building Permit review. Mr. ??? prefers the flush wall and outswing door for 116 Main Street to retain similarity with 110 and 122 Main Street. Mr. ??? asked the Council to approve Option 2, which would allow a flush door and outswing door at 116 Main Street. The recessed door would require some kind of a ramp.

Council Member Gartin asked about the structural integrity of the building. As good stewards of taxpayers' dollars, the Council doesn't want to fund a Facade Grant for a building that is not structurally sound. Mr. Gartin noted that the property owners are including significant private dollars (around \$90,000); if they were not, he would not be in favor of the City providing Grant dollars.

Moved by Beatty-Hansen, seconded by Corrieri, to adopt RESOLUTION NO. 18-097 approving Facade Grants totaling \$49,038 for:

- a.. 131 Main Street in the amount of 50% of the estimated costs up to \$14,038 for the Main Street facade.
- b. 131 Main Street in the amount of 50% of the estimated costs up to \$15,000.
- c. 110 Main Street in the amount of 50% of the estimated up to \$15,000.
- d. 116 Main Street in the amount of 50% of the estimated costs up to \$15,000.

It was noted that that motion finds that the flush door and outswing door at 116 Main Street is acceptable and does not require the design to be modified.

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

Planning and Housing Director Diekmann asked that Item No. 33 be heard before Item No. 32 since there were members of the public interested in the Community Catalyst Building Remediation Program Grant. It was the consensus of the City Council to hear Item No. 33 next.

LETTER OF INTENT TO PARTICIPATE IN COMMUNITY CATALYST BUILDING REMEDIATION PROGRAM GRANT (TABLED FROM FEBRUARY 13, 2018): Director Diekmann recalled that at its February 13, 2018, meeting, the City Council directed staff to investigate alternative language for support of the historic work that is a part of the project (131 Street). He noted that the Iowa Economic Development Authority (IEDA) requires the City to submit a Letter of Intent to Participate and a separate document of Assurances with the Grant application. Mr. Diekmann read the language proposed by staff, which had been accepted by the IEDA. It was also stated by Director Diekmann that the Assurances state that certain federal and state regulations will be followed and that the project will be completed within two years unless an extension is granted. The Assurances are intended to verify that the proposed project can be accomplished by the property owner in the stated time frame, not that the City must complete the project. Mr. Diekmann emphasized that, at this point in the process, the City is submitting an application for the Grant. If the award is received, the City will enter into a separate grant agreement for administration to the sub-grantee, i.e., Avec.

Moved by Nelson, seconded by Martin, to authorize the Mayor to sign the Letter of Intent to Participate and Assurances for the Community Catalyst Building Remediation Program Grant.
 Vote on Motion: 6-0. Motion declared carried unanimously.

2018/19 PROPOSED ANNUAL ACTION PLAN PROJECTS FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM: Housing Coordinator Vanessa Baker-Latimer informed the Council that City staff had hosted public forums on February 5 and 6, 2018, to gather input regarding potential projects for the FY 2018/19 CDBG Annual Action Plan. At the forums, she had provided an overview of the following items. After reviewing each item, the attendees were asked to give feedback on each item. Additionally, the participants were advised that, since the City is entering into the fifth and final year of the 2014-2018 5-Year Consolidated Plan, no major program suggestions or changes would be recommended. The overall feedback centered around the continual need of affordable housing for low-income households in the areas of rental, shelters, transitional, and home ownership units and around the continuation of public services, such as Security Deposit, First Month's Rent and Transportation Assistance. According to Ms. Baker-Latimer, there seemed to be an overall consensus that the 2017-18 Action Plan activities should continue, but more emphasis be given to completing the development of 321 State Avenue for affordable housing.

It was stated by Ms. Baker-Latimer, that the 2018-19 federal funding allocation has not yet been announced, the proposed budget will be based on the current FY 2017-18 funding allocation amount of \$510,515. The Proposed Program Revenues were noted:

2018-19 CDBG Allocation	\$ 510,515*
2017-18 Anticipated Program Rollover	626,942
2018-19 Anticipated Program Income	6,000
Total 2018-19	\$1,143,457
Non-CDBG Revenue Resources (GO Bond)	250,000
Grand Total Revenues	\$1,393,457

*Same as 2017-18 Allocation

Ms. Baker-Latimer described the Proposed 2018-19 CDBG Program Action Plan Activities and Expenses:

Homebuyer Assistance Program	\$ 325,000
Public Infrastructure Improvements Program for the Neighborhood Revitalization Strategy Area	851,354
Public Infrastructure Program Delivery Costs	80,000
Renter Affordability Programs	<u>35,000</u>
Total Programming	\$1,291,354
2018/19 Program Administration	<u>102,103</u>
Grand Total	\$1,393,457

Ms. Baker-Latimer noted that the need to improve and expand the supply of affordable housing for low- and moderate-income households can best be accomplished through the implementation of the 321 State Avenue project (Homebuyer Assistance Program and the Renter Affordability Programs). The use of rental assistance and homebuyer funds represent approximately 25% of the total funding used directly toward housing-related programs.

Moved by Corrieri, seconded by Betcher, to approve the 2018/19 Annual Action Plan Projects for the Community Development Block Grant Program, as proposed by staff.

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

AUTHORIZATION TO UTILIZES EMINENT DOMAIN, IF NECESSARY, PERTAINING TO LAND ACQUISITION FOR NORTH RIVER VALLEY WELL FIELD PROJECT:

Mayor Haila noted that a settlement had been reached with the property owners; therefore, this item did not need to be acted on by the City Council.

DATE AND ROUTE FOR MAYOR AND CITY COUNCIL’S BIKE RIDE: Management Analyst Tasheik Kerr stated that staff is proposing the Bike Ride be held on the morning of Saturday, May 12, 2018. She noted that May is National Bike Month, and the Bike Ride would serve as the kick-off for National Bike-to-Work Week. The Mayor and City Council were asked to approve a start time for the Ride.

Moved by Betcher, seconded by Corrieri, to approve the Mayor and City Council’s Bike Ride to begin at 9:00 a.m. on May 12, 2018.

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

DISCUSSION OF ADDITIONAL QUESTIONS TO RESIDENT SATISFACTION SURVEY TO REPLACE PREVIOUS ONE-TIME SPECIAL TOPICS OF INTEREST:

Public Relations Officer Susan Gwiasda noted that each year, a small amount of space is reserved for current issue/policy questions to be added. The timberline for the Survey was provided. Topics that had been brought to her attention by Council members in the past were noted by Ms. Gwiasda.

Council Member Betcher pointed out that the City Council had received a request from the Healthiest Ames Board to include a small number of health-related questions to the City’s annual Resident Satisfactory Survey. The request provided seven sample questions for the Council’s consideration. Ms. Betcher recommended that

Ex officio Member Bingham suggested that the Survey include questions that pertain directly to students and how they can integrate into neighborhoods. It was noted that the recipients of the Survey are randomly chosen, but includes all community residents. There is not a separate survey that goes only to students. City Manager Schainker suggested that perhaps a separate survey could be done for that.

Moved by Betcher, seconded by Corrieri, to direct Public Relations Officer Susan Gwiasda to work with the Healthiest Ames Board to identify a focus for questions that could be included in the extra

space on the Resident Satisfaction Survey.

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

MISO TRANSMISSION AGREEMENT COMMITMENT LETTER: Electric Services Director Donald Kom noted that the City is a member of the Mid-continent Independent System Operators (MISO) transmission owners group. Recently, there was a complaint brought before the Federal Energy Regulatory Commission (FERC) that public transmission owners are treated differently than other non-public utility transmission owners. To correct the inconsistency between investor-owned utilities and municipalities, MISO gave the non-public utilities (municipal utilities) a choice:

1. Sign a document that commits non-public utilities to the same requirements as the public utilities (investor-owned utilities), or
2. Allow the municipal utility to leave MISO as a transmission-owning utility.

According to Director Kom, staff vetted the two options internally, with MISO, and with other municipalities in Iowa. All municipal utility staff members to whom City staff has spoken have signed the form and are remaining as a MISO transmission owner.

Mr. Kom advised that, the City presently has more investments than expenses and the City receives yearly transmission revenues of roughly \$2,000,000. By choosing the first option, the City would continue to receive revenues, but would be subject to refunds if MISO deems necessary. The other option was to leave MISO as a transmission owner. The City would no longer be subject to possible refunds, but would not receive any credits for its transmission investments.

According to Director Kom, MISO required all utilities to return the signed form by February 20. Failure to sign would have meant removal from MISO as a transmission owner. After staff's analysis, Electric Services staff concluded that the best course of action would be to remain as a MISO transmission owner and be subject to the same refund obligations at other public transmission owners. The City Attorney reviewed the MISO form and advised that staff approval was adequate in this case. The form was signed by Donald Kom. At this time, no action was being requested of the City Council.

ORDINANCE RESTRICTING PARKING AT ALL TIMES ON NORTH SIDE OF PHOENIX STREET: Mayor Haila asked if there was anyone wishing to speak on this item. No one came forward.

Moved by Gartin, seconded by Corrieri, to pass on first reading an ordinance restricting parking at all times on north side of Phoenix Street from North Dakota Avenue to Yuma Avenue.

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

ORDINANCE ADOPTING, BY REFERENCE, THE 2017 EDITION OF NATIONAL ELECTRICAL CODE, WITH AMENDMENTS: Moved by Beatty Hansen, seconded by

Corrieri, to pass on second reading an ordinance adopting, by reference, the 2017 Edition of National Electrical Code (NEC) with one local and two State of Iowa amendments.
Roll Call Vote: 6-0. Motion declared carried unanimously.

ORDINANCE ASSIGNING RECENTLY APPROVED ANNEXED AREA (RESOLUTION NO. 17-698) TO A WARD AND PRECINCT: Moved by Corrieri, seconded by Betcher, to pass on second reading an ordinance assigning recently approved annexed area (Resolution No. 17-698) to Ward and Precinct.
Roll Call Vote: 6-0. Motion declared carried unanimously.

ORDINANCE AMENDING *MUNICIPAL CODE* CHAPTER 28 TO INCORPORATE PRETREATMENT LOCAL LIMITS TABLE: Moved by Beatty-Hansen, seconded by Corrieri, to pass on third reading ORDINANCE NO. 4335 amending *Municipal Code* Chapter 28 to incorporate Pretreatment local limits table.
Roll Call Vote: 6-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Moved by Betcher, seconded by Corrieri, to direct staff to place the memo from City Attorney Mark Lambert pertaining to Encroachments on a future agenda.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Corrieri, seconded by Beatty-Hansen, to direct the City Attorney to add the CSC zone to the Ordinance (pertaining to sidewalk signs).
Vote on Motion: 6-0. Motion declared carried unanimously.

COUNCIL COMMENTS: Moved by Beatty-Hansen, seconded by Corrieri, to ask staff to come back with a budget and time frame for the recommendations that were offered for the Lincoln Way Multi-Modal Crossing Study.
Vote on Motion: 6-0. Motion declared carried unanimously.

Council Member Betcher gave an update on the Downtown National Register Nomination for Downtown. It has made it through the state level and has now been sent to the National Park Service.

Council Member Martin reminded the public that Council had scheduled its second Workshop on the Rental Housing Ordinance for March 20. He noted that the Council still had not heard from all the neighborhoods located in the Moratorium zone.

ADJOURNMENT: Moved by Corrieri, seconded by Gartin, to adjourn the meeting at 8:45 p.m.
Vote on Motion: 6-0. Motion declared carried unanimously.

Diane R. Voss, City Clerk

John A. Haila, Mayor

*Caring People
Quality Programs
Exceptional Service*

3a-d

TO: Mayor John Haila and Ames City Council Members

FROM: Lieutenant Dan Walter – Ames Police Department

DATE: February 28th, 2018

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

The Council agenda for March 6th, 2018, includes beer permits and liquor license renewals for:

- Class C Liquor & Outdoor Service - LC0032481 - Coldwater Golf Links, 1400 S. Grand Avenue
- Class E Liquor, C Beer, & B Wine - LE0002121 - Kum & Go #227, 2108 Isaac Newton Drive
- Class E Liquor, C Beer, & B Wine - LE0002122 - Kum & Go #113, 2801 E. 13th Street
- Class A Liquor & Outdoor Service - LA0001072 - Elks Lodge #1626, 522 Douglas Avenue

A routine check of police records for the past twelve months found no liquor law violations for the above listed business. Therefore, the Police Department recommends renewal of licenses for all the above businesses.

ITEM # 4
DATE: 03/06/18

COUNCIL ACTION FORM

SUBJECT: RENAME REMNANT OF OLD AIRPORT ROAD TO GREEN HILLS DRIVE

BACKGROUND:

Recently it has been brought to the attention of staff that the Police Department is having parking enforcement issues along the 1900 Block of Airport Road. The section of roadway is located on the east side of University Boulevard across from Green Hills Drive and was a remnant of the old Airport Road alignment left-over from Phase I of the ISU Research Park. Upon further investigation it was found that at the time of the final plat (see Attachment 1), the roadway was left as an unnamed right-of-way. Therefore, staff is recommending that the 1900 block of "Old" Airport Road be changed to Green Hills Drive.

ALTERNATIVES:

1. Direct the City Attorney to draft an ordinance to rename the 1900 block of Old Airport Road to Green Hills Drive.
2. Do not take any further action on this item at this time.

CITY MANAGER RECOMMENDATION:

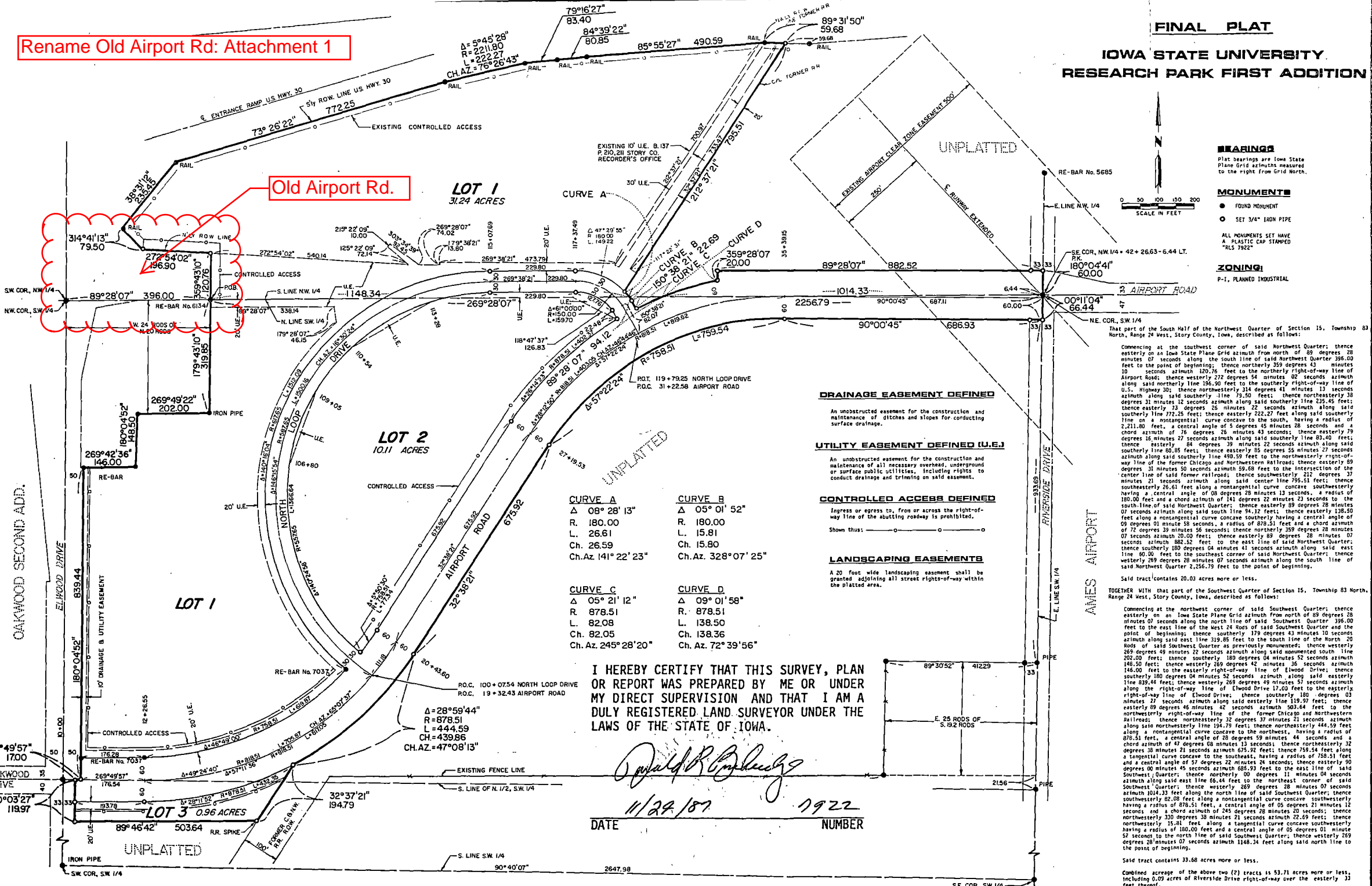
Not only will this name change help with parking enforcement, it will also help distinguish the street from Airport Road to the south and east. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

Rename Old Airport Rd: Attachment 1

FINAL PLAT

IOWA STATE UNIVERSITY
RESEARCH PARK FIRST ADDITION

YAGGY COLBY ASSOCIATES
 ARCHITECTS
 PLANNERS
 LANDSCAPE ARCHITECTS
 215 NORTH ADAMS
 MADISON CITY, IOWA 52050
 (319) 336-3333
 www.yaggycolby.com



MONUMENTS
 FOUND MONUMENT
 SET 3/4" IRON PIPE
 ALL MONUMENTS SET HAVE A PLASTIC CAP STAMPED "RLS 1922"

ZONING
 P-1, PLANNED INDUSTRIAL

SE COR. NW 1/4 = 42 + 26.63 + 6.44 LT.
 E. LINE N.W. 1/4
 180°04'41" 60.00
 00°11'04" 66.44
 NE COR. SW 1/4

That part of the South Half of the Northwest Quarter of Section 15, Township 83 North, Range 24 West, Story County, Iowa, described as follows:

Commencing at the southwest corner of said Northwest Quarter; thence easterly on an Iowa State Plane Grid azimuth from north of 89 degrees 28 minutes 07 seconds along the south line of said Northwest Quarter 396.00 feet to the point of beginning; thence northerly 359 degrees 43 minutes 10 seconds azimuth 120.76 feet to the northerly right-of-way line of Airport Road; thence westerly 272 degrees 54 minutes 02 seconds azimuth along said northerly line 156.20 feet to the southerly right-of-way line of U.S. Highway 30; thence northerly 314 degrees 41 minutes 13 seconds azimuth along said southerly line 79.50 feet; thence northeasterly 38 degrees 31 minutes 12 seconds azimuth along said southerly line 235.45 feet; thence easterly 13 degrees 25 minutes 22 seconds azimuth along said southerly line 772.25 feet; thence easterly 222°27' feet along said southerly line on a non-tangential curve concave to the south, having a radius of 2,211.80 feet, a central angle of 5 degrees 45 minutes 28 seconds and a chord azimuth of 76 degrees 25 minutes 43 seconds; thence easterly 79 degrees 16 minutes 27 seconds azimuth along said southerly line 83.40 feet; thence easterly 84 degrees 39 minutes 22 seconds azimuth along said southerly line 60.25 feet; thence 59 degrees 55 minutes 27 seconds azimuth along said southerly line 490.59 feet to the northerly right-of-way line of the former Chicago and Northwestern Railroad; thence easterly 89 degrees 31 minutes 50 seconds azimuth 59.68 feet to the intersection of the center line of said former railroad; thence southerly 212 degrees 37 minutes 21 seconds azimuth along said center line 795.51 feet; thence southeasterly 26 degrees 11 minutes 13 seconds azimuth along said southerly line having a central angle of 08 degrees 28 minutes 13 seconds, a radius of 180.00 feet and a chord azimuth of 141 degrees 22 minutes 22 seconds to the south line of said Northwest Quarter; thence easterly 89 degrees 28 minutes 07 seconds azimuth along said south line 34.32 feet; thence easterly 138.50 feet along a non-tangential curve concave southerly having a central angle of 03 degrees 01 minutes 38 seconds, a radius of 180.00 feet and a chord azimuth of 72 degrees 39 minutes 56 seconds; thence northerly 359 degrees 28 minutes 07 seconds azimuth 20.00 feet; thence easterly 89 degrees 28 minutes 07 seconds azimuth 882.52 feet to the east line of said Northwest Quarter; thence southerly 180 degrees 04 minutes 41 seconds azimuth along said east line 60.00 feet to the southeast corner of said Northwest Quarter; thence westerly 289 degrees 28 minutes 07 seconds azimuth along the south line of said Northwest Quarter 2,256.79 feet to the point of beginning.

Said tract contains 20.03 acres more or less.

TOGETHER WITH that part of the Southwest Quarter of Section 15, Township 83 North, Range 24 West, Story County, Iowa, described as follows:

Commencing at the northwest corner of said Southwest Quarter; thence easterly on an Iowa State Plane Grid azimuth from north of 89 degrees 28 minutes 07 seconds along the north line of said Southwest Quarter 396.00 feet to the east line of the West 24 Rods of said Southwest Quarter and the point of beginning; thence southerly 179 degrees 43 minutes 10 seconds azimuth along said east line 319.85 feet to the south line of the North 20 Rods of said Southwest Quarter as previously monumented; thence westerly 269 degrees 49 minutes 22 seconds azimuth along said monumented south line 202.00 feet; thence southerly 180 degrees 04 minutes 52 seconds azimuth 146.50 feet; thence easterly 269 degrees 42 minutes 57 seconds azimuth 146.00 feet to the easterly right-of-way line of Elwood Drive; thence southerly 180 degrees 04 minutes 52 seconds azimuth along said easterly line 89.92 feet; thence westerly 269 degrees 49 minutes 57 seconds azimuth along the right-of-way line of Elwood Drive 17.00 feet to the easterly right-of-way line of Elwood Drive; thence southerly 180 degrees 03 minutes 27 seconds azimuth along said easterly line 119.97 feet; thence easterly 89 degrees 46 minutes 42 seconds azimuth 503.64 feet to the northerly right-of-way line of the former Chicago and Northwestern Railroad; thence northerly 32 degrees 37 minutes 21 seconds azimuth along said northerly line 194.79 feet; thence northeasterly 44.59 feet along a non-tangential curve concave to the northwest, having a radius of 378.51 feet, a central angle of 03 degrees 01 minutes 44 seconds and a chord azimuth of 47 degrees 08 minutes 13 seconds; thence northeasterly 32 degrees 38 minutes 21 seconds azimuth 675.92 feet; thence 759.54 feet along a tangential curve concave to the south with a radius of 158.31 feet and a central angle of 57 degrees 22 minutes 24 seconds; thence easterly 90 degrees 00 minutes 45 seconds azimuth 686.93 feet to the east line of said Southwest Quarter; thence northerly 50 degrees 01 minute 04 seconds azimuth along said east line 66.44 feet to the northeast corner of said Southwest Quarter; thence westerly 269 degrees 28 minutes 07 seconds azimuth 104.33 feet along the north line of said Southwest Quarter; thence southerly 82.08 feet along a non-tangential curve concave southerly having a radius of 878.51 feet, a central angle of 05 degrees 21 minutes 12 seconds and a chord azimuth of 245 degrees 28 minutes 20 seconds; thence northeasterly 330 degrees 38 minutes 21 seconds azimuth 22.69 feet; thence northerly 15.81 feet along a tangential curve concave southerly having a radius of 180.00 feet and a central angle of 03 degrees 01 minute 52 seconds to the north line of said Southwest Quarter; thence westerly 269 degrees 28 minutes 07 seconds azimuth 1148.34 feet along said north line to the point of beginning.

Said tract contains 33.68 acres more or less.

Combined acreage of the above two (2) tracts is 53.71 acres more or less, including 6.07 acres of Riverside Drive right-of-way over the easterly 33 feet thereof.

FINAL PLAT
IOWA STATE UNIVERSITY
RESEARCH PARK FIRST ADDITION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Donald R. Colby

DATE 11/29/87 NUMBER 1922

PROJECT NUMBER 1882-87
DATE 10-07-87
DRAWN BY D.K.
REV. 11-8-87

ITEM # 5a-c
DATE: 03-06-18

COUNCIL ACTION FORM

SUBJECT: REQUESTS FOR POLAR BEAR PLUNGE

BACKGROUND:

The Greek Week Committee has submitted plans to host its Polar Bear Plunge beginning at 4:00 p.m. on Friday, April 6th. During the event, members of the Iowa State Greek Community will plunge into an above-ground pool in support of the Special Olympics of Iowa. The Committee is proposing the Plunge take place north of the Greek Triangle along Sunset Drive. To facilitate the event, a portion of Sunset Drive and the eastern portion of Pearson Avenue along the Greek Triangle need to be closed and parking regulations suspended from 10:00 a.m. to 11:00 p.m. April 6th. A temporary obstruction permit is requested for the closed area.

Organizers have arranged to rent a hydrant meter from the Water and Pollution Control Department to minimize the time needed to fill the pool. At the end of the event, the water will be drained into the adjacent storm sewer. Organizers have informed staff that certified lifeguards with first aid training would be present.

The organizers will notify the affected residents about the closures and their event by canvassing the area and by placing signs in the affected area prior to the event. No Parking signs will be placed in the affected area no later than 5:00 p.m. on Thursday, April 5th.

ALTERNATIVES:

1. Approve the requests as indicated above for Polar Bear plunge on Friday, April 6th.
2. Deny the requests.

MANAGER'S RECOMMENDED ACTION:

The Polar Bear Plunge is a student-run event at Iowa State that highlights the fraternities and sororities and their contributions to the community. Funds raised from the event will go towards Special Olympics Iowa.

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



SPECIAL EVENT APPLICATION

SUMMARY OF EVENT

DESCRIPTION

Event Name Polar Bear Plunge and Community Drive

Description

Each year during Greek Week, members of the Iowa State Greek Community plunge into an above ground pool in support of the Special Olympics of Iowa. Each plunger raises money in preparation for the event and proceeds support the programs and athletes of the Special Olympics of Iowa. Ames' plunge is Iowa's largest, and brings in thousands of dollars each year. Getting dressed up in costumes and taking the plunge is an exhilarating experience that helps support thousands of athletes. This year is the 21st annual Polar Bear Plunge.

This year, Volunteer Center of Story County (VCSC) and Greek Week are partnering to host the fourth annual Community Drive. VCSC reached out to partner agencies, which includes over a hundred nonprofit organizations in the Ames community and surrounding areas, to compile a list of items needed in order to better serve the community. Teams are asked to collect various items on this list.

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

Anticipated Attendance Total 3500 Per Day _____

DATE/TIME

Setup Date 4/6/18 Time 10:00 am Day of Week Friday

Event Starts Date 4/6/18 Time 4:00 pm Day of Week Friday

Event Ends Date 4/6/18 Time 9:00 pm Day of Week Friday

Teardown Complete Date 4/6/18 Time 11:00 pm Day of Week Friday

Rain Date, if applicable _____

Rain Location, if applicable State Gym

LOCATION

- Region**
(Select one or more)
- Main Street Cultural District (Downtown)
 - Campustown District
 - Iowa State University Property
 - City Parks
 - Other (please explain) Greek housing area (Greek Triangle)

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 events@amesdowntown.org
Campustown - Campustown Action Association: (515) 450-8771 director@amescampustown.com
Iowa State University - Events Authorization Committee: (515) 294-1437 eventauthorization@iastate.edu

CONTACTS

Host Organization Greek Week

Local Contact (Required)	Name	<u>Sam Flumerfelt and Julianne Faulconer</u>
	Address	<u>2229 Lincoln Way Room 0355, 50014</u>
	Telephone	<u>952-486-2334</u>
	Cell Phone	<u>307-660-0592</u>
	Email	<u>isugw.communityservice@gmail.com</u>

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

Yes No

- Is this an annual event? How many years have you been holding this event? _
- Is this event open to the public?
- Is your event being held in conjunction with another event (e.g. *Farmers' Market, 4th of July*, etc.)?

If yes, please list

This event is annual, but has been held at State Gym and on Iowa State's Campus



Option 3

Ash Ave

Ash Ave

Ash Ave

Pi Beta Phi

Lord of Life
Lutheran Church

Lutheran Campus
Ministry at University...

Delta Tau Delta

Alpha Gamma Rho

Alabama Jone's
Southern Delight

Tau Kappa
Epsilon Fraternity

Greek Triangle

Alpha Gamma Del

Beta Sigma Psi

Pool

Trailer

Community Drive

Sunset Dr

Pearson Ave

Google

Sunset Dr

Sunset Dr

Sunset Dr

Gray Ave

Sunset Dr

ITEM # 6a-c
DATE: 03/06/18

COUNCIL ACTION FORM

SUBJECT: **REQUESTS FOR GREEK WEEK OLYMPICS 2018**

BACKGROUND:

The Greek Week Committee has submitted plans to host the Greek Week Olympics on Saturday, April 7. To facilitate this event, organizers have requested closure of the following streets from 8:00 a.m. to 6:00 p.m. on April 7: Sunset Drive; Ash Avenue from Gable Lane to Knapp Street; Gray Avenue from Gable Lane to Greeley Street; Greeley Street; Pearson Avenue from Sunset to Greeley; and Lynn Avenue from Chamberlain to Knapp.

To clear these streets of parked vehicles prior to the commencement of activities, event organizers will post "No Parking" signs around 5 p.m. on Friday, April 6 until each street has re-opened after the activities. A blanket Temporary Obstruction Permit has also been requested.

Several single-family homes are located along the closed streets. The organizers will notify the affected residents about the closures by canvassing the area and distributing a notification letter. Insurance for this event is provided through the University.

ALTERNATIVES:

1. Approve the requests as indicated above for the Greek Week Olympics.
2. Deny the requests.

MANAGER'S RECOMMENDED ACTION:

Greek Week is an annual student-run event at Iowa State that highlights the fraternities and sororities and their contributions to student life. It is highly dependent upon City approval of street closures and parking prohibitions so it may occur in a safe and smooth manner.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving the requests as indicated above for the Greek Week Olympics.

Times SPECIAL EVENT APPLICATION

DESCRIPTION

Event Name Greek Week Olympics

Description

Members of the Greek community team up to compete in a week full of activities including sports tournaments, lip sync performances, artistic displays, fundraising and olympic events. The theme of this year's Greek week is "A cyclone of opportunities."

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

IOWA STATE UNIVERSITY Greek community

Anticipated Attendance Total 2700 Per Day 2700

DATE/TIME

Setup	Date <u>4/7/18</u>	Time <u>3:00 AM</u>	Day of Week <u>Saturday</u>
Event Starts	Date <u>4/7/18</u>	Time <u>10:30 AM</u>	Day of Week <u>Saturday</u>
Event Ends	Date <u>4/7/18</u>	Time <u>6:00 PM</u>	Day of Week <u>Saturday</u>
Teardown Complete	Date <u>4/7/18</u>	Time <u>9:00 PM</u>	Day of Week <u>Saturday</u>

Rain Date, if applicable N/A same day

Rain Location, if applicable Lied

LOCATION

Region
(Select one or more)

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

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
 eventsauthorization@iastate.edu

CONTACT'S

Host Organization Greek Week

Local Contact (Required)

Name Laura Studanski
 Address 209 Ash Ave
 Telephone (763) 742-5127
 Cell Phone (763) 742-5127
 Email LKstu@iastate.edu

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? 66
- 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



CAMPUS

LAKE LAVERNE

CAMPUS

MEMORIAL UNION

Lincoln Way

Lincoln Way

FRATERNITIES
SORORITIES

Sheldon Ave

Hayward Ave

Welch Ave

Stanton Ave

Lynn Ave

Ash Ave

Pearson Ave

Gray Ave

Beach Ave

Chamberlain St

Triangle 28

2 Adelante

ΘΞ 26

ΔΧ 9

Knapp St

ΠΚΦ 20

4 AKA

ΑΣΦ 5

ΑΧΩ 29

40 ΚΚΓ

17 ΦΚΨ

38 ΚΑΘ

ΔΥ 11

ΛΧΑ 14

ΘΔΧ 25

ΘΧ 27

ΚΣ 13

ΑΦ 33

ΦΗ 12

ΦΠΙ 16



Gable Lane

ΑΥΤ 3

7 ΒΣΥ

37 ΓΘΒ

30 ΑΔΠ

36 ΔΖ

31 ΑΓΑ

32 ΑΟΠ

34 ΧΩ

39 ΚΑ

42 ΣΚ

42 ΣΚ

32 ΑΟΠ

21 ΣΧ

1 ΑΥΤ

3 ΑΥΤ

7 ΒΣΥ

37 ΓΘΒ

30 ΑΔΠ

6 ΑΤΩ

1 ΑΥΤ

3 ΑΥΤ

7 ΒΣΥ

37 ΓΘΒ

30 ΑΔΠ

8 ΒΘΠ

1 ΑΥΤ

3 ΑΥΤ

7 ΒΣΥ

37 ΓΘΒ

30 ΑΔΠ

19 ΠΚΑ

1 ΑΥΤ

3 ΑΥΤ

7 ΒΣΥ

37 ΓΘΒ

30 ΑΔΠ

18 ΦΚΘ

1 ΑΥΤ

3 ΑΥΤ

7 ΒΣΥ

37 ΓΘΒ

30 ΑΔΠ

15 ΦΔΘ

1 ΑΥΤ

3 ΑΥΤ

7 ΒΣΥ

37 ΓΘΒ

30 ΑΔΠ

22 ΣΦΕ

1 ΑΥΤ

3 ΑΥΤ

7 ΒΣΥ

37 ΓΘΒ

30 ΑΔΠ

32 ΑΟΠ

1 ΑΥΤ

3 ΑΥΤ

7 ΒΣΥ

37 ΓΘΒ

30 ΑΔΠ





Caring People ♦ Quality Programs ♦ Exceptional Service

MEMO

7

TO: Members of the City Council

FROM: John A. Haila, Mayor

DATE: March 6, 2018

SUBJECT: Appointments to City Boards and Commissions

Attached you'll find a listing of the City's various boards/commissions that have upcoming vacancies and the names of individuals I have selected to fill them. Those with an asterisk (*) by them are names of individuals who are currently serving and are eligible to be reappointed. I am requesting your approval of these appointments.

I was pleased that so many residents applied this year for the open positions. In order to evaluate each candidate, the selection process included careful review of each application, meeting with Brian Phillips, and/or the respective department heads who work with a board or commission. Additionally, in some cases, telephone interviews of applicants were also conducted.

I'm also pleased that we are able to broaden the diversity of board and commission members. Each year, I will continue to seek individuals from a variety of ethnicities in order to have representation of various cultures who call Ames home!

In the event you have any questions on one or several of the applicants, please let me know. Jill Ripperger has all appointee applications on file should you wish to review them.

**MAYOR'S APPOINTMENTS
TO CITY OF AMES BOARDS AND COMMISSIONS
2018**

(* Incumbents)

Board/Commission	Vacancies	Name
ASSET	2	* Tim Lubinus Ashley Thompson
Building Board of Appeals	2	Brad Sydnes (Master Mech.) * Nathan Werstein
Campus & Community Commission	1	* Evelyn Beavers (N.A. Rep.)
Civil Service Commission	1	* Harold Pike
COTA	1	Natalie Robinson
EUORAB/Project Share	2	* Steve Goodhue Wendy Kisch
Historic Preservation Commission	3	* Peter Hallock (Old Town) * Lisa Hovis Susan Minks
Human Relations Commission	4	Wayne Clinton * Anneke Mundel Liming Pals (1-yr. term) * Heidi Thompson
Library Board of Trustees	3	* Mavis Butler D. Raj Raman Tong Wang
Parks and Recreation Commission	3	* Jeremy Bristow Kelsey Culbertson (1-yr. term) Eve Lederhouse
Partner Cities Association	1	* Lin Shen

Board/Commission	Vacancies	Name
Planning & Zoning Commission	3	Mindy Bryngelson Jon Emery Carol Spencer
Project Share Committee	1	* Jean Kresse (United Way)
Public Art Commission	4	Erica Briest Matt Corones * David Faux James Surber
Zoning Board of Adjustment	1	Rob Bowers

(Updated March 1, 2018)

Staff Report

RENTAL HOUSING FEE ADOPTION

March 6, 2018

BACKGROUND:

Rental housing registration fees have historically been established by the City Council in March. The fees are then billed in May to property owners with rental housing owned during the current fiscal year in accordance with the amended budget (in this case, July 1, 2017, to June 30, 2018).

This process differs from other City departments, where fees are taken to the City Council for approval in May for fees that will take effect the following fiscal year. In an effort to reduce confusion, staff suggested a change in the process. To successfully accomplish this change, the Council is being asked to approve the fee resolution for FY 2017/18 (Attachment 1) which will be sent to property owners in May 2018 as well as the fee resolution for FY 2018/19 (Attachment 2) which will be sent to property owners in May 2019.

STAFF COMMENTS:

If the City Council takes action to simultaneously approve both Resolutions, it will establish consistency comparable to other City departments. Thus, in May 2019, along with all of the other City's fees, staff will bring recommended Rental Housing Registration fees to take effect in the next fiscal year (in this case July 1, 2019 to June 30, 2020). It should be noted that this process will only change the timing for fee adoption and approval, and in no way changes the customer billing schedule which occurs in May of each fiscal year.

As you will recall, during the March 13th budget Wrap-Up/Council Meeting, staff presented the new fee structure to help cover the costs of the additional authorized Housing Inspector FTE. Therefore, the Resolution in Attachment 2 establishes fees for FY 2018/19, which represent a 1.7% increase for all types of units, with 2/3 of the costs for the additional inspection position distributed to one- or two-family housing, and the remaining 1/3 of the costs allocated to the remaining types of units.

RESOLUTION NO. _____

**RESOLUTION ADOPTING NEW AND REVISED FEES FOR
RENTAL HOUSING REGULATION**

BE IT RESOLVED by the City Council for the City of Ames, Iowa, that the following fees shall be adopted or adjusted to recover the approximate actual costs of city services from those who use and benefit from these services, pursuant to Section 13.300, Ames Municipal Code:

A. Multi-family Dwellings.

Three-Six Apartments	\$24.53/apartment
Seven to Twenty Apartments	\$23.75/apartment
Over Twenty Apartments	\$21.68/apartment

Due and payable within 30 days of date of notice each year is hereby established for multi-family dwellings (Apartment buildings).

B. Lodging House and Boarding House. A fee of twenty-four dollars (\$24.00) per room, due and payable within 30 days of date of notice each year, is hereby established for what are called Rooming Houses, Boarding Houses, and Lodging Houses.

C. Owner-Occupied Single-Family Dwelling with Roomers Paying Rent to the Owner. A fee of twenty-nine dollars and thirty-eight cents (\$29.38) per rental room, due and payable within 30 days of date of notice each year, is hereby established for single family dwellings with rooms to rent.

D. One- or Two-Family Rental Housing. A fee of twenty-nine dollars and thirty-eight cents (\$29.38) per unit for single family dwellings and twenty-four dollars and ninety-four cents (\$24.94) per unit for duplexes, due and payable within 30 days of date of notice each year, is hereby established for one and two unit dwellings.

E. Special Request Inspection. A fee of fifty-three dollars and fifty-six cents (\$53.56) per dwelling unit for inspections made at the special request of the owner, a realtor, or potential buyer of a property, is hereby established.

F. Reinspection Fee. A fee of fifty-three dollars and fifty-six cents (\$53.56) per dwelling unit for a reinspection after one free reinspection, is hereby established.

G. Appeals and Hearings. For petitions for hearings or appeals to the Housing Code Board of Appeals a fee of eighty dollars and thirty-four cents (\$80.34) shall be charged to defray the costs thereof.

H. Condominiums. A fee of twenty-nine dollars and thirty-eight cents (\$29.38) per unit for condominiums, due and payable within 30 days of date of notice each year, is hereby established.

BE IT FURTHER RESOLVED, that the aforesaid fees shall be in effect from and after April 1, 2018.

Adopted this _____ day of _____, 2018.

Diane R. Voss, City Clerk

John A. Haila, Mayor

RESOLUTION NO. _____

**RESOLUTION ADOPTING NEW AND REVISED FEES FOR
RENTAL HOUSING REGULATION**

BE IT RESOLVED by the City Council for the City of Ames, Iowa, that the following fees shall be adopted or adjusted to recover the approximate actual costs of city services from those who use and benefit from these services, pursuant to Section 13.300, Ames Municipal Code:

A. Multi-family Dwellings.

Three-Six Apartments	\$27.50/apartment
Seven to Twenty Apartments	\$26.70/apartment
Over Twenty Apartments	\$24.30/apartment

Due and payable within 30 days of date of notice each year is hereby established for multi-family dwellings (Apartment buildings).

- B. Lodging House and Boarding House.** A fee of twenty-seven dollars (\$27.00) per room, due and payable within 30 days of date of notice each year, is hereby established for what are called Rooming Houses, Boarding Houses, and Lodging Houses.
- C. Owner-Occupied Single-Family Dwelling with Roomers Paying Rent to the Owner.** A fee of forty-eight dollars and seventy-seven cents (\$48.77) per rental room, due and payable within 30 days of date of notice each year, is hereby established for single family dwellings with rooms to rent.
- D. One- or Two-Family Rental Housing.** A fee of forty-eight dollars and seventy-seven cents (\$48.77) per unit for single family dwellings and forty-one dollars and forty cents (\$41.40) per unit for duplexes, due and payable within 30 days of date of notice each year, is hereby established for one and two unit dwellings.
- E. Special Request Inspection.** A fee of fifty-four dollars and forty-seven cents (\$54.47) per dwelling unit for inspections made at the special request of the owner, a realtor, or potential buyer of a property, is hereby established.
- F. Reinspection Fee.** A fee of fifty-four dollars and forty-seven cents (\$54.47) per dwelling unit for a reinspection after one free reinspection, is hereby established.
- G. Appeals and Hearings.** For petitions for hearings or appeals to the Housing Code Board of Appeals a fee of eighty-one dollars and seventy cents (\$81.70) shall be charged to defray the costs thereof.

H. Condominiums. A fee of thirty-three dollars and five cents (\$33.05) per unit for condominiums, due and payable within 30 days of date of notice each year, is hereby established.

BE IT FURTHER RESOLVED, that the aforesaid fees shall be in effect from and after July 1, 2018.

Adopted this _____ day of _____, 2018.

Diane R. Voss, City Clerk

John A. Haila, Mayor

Ames Public Art Commission

NEIGHBORHOOD ART ACQUISITIONS

March 6, 2018

Included in the Public Art Commission's 2017/18 adjusted budget is a \$26,500 budget allocation for the acquisition of sculptures under the Neighborhood Art program (\$13,500 budgeted and \$13,000 carry over from FY17). This program provides for sculptures from the previous year's Ames Annual Outdoor Sculpture Exhibition (AAOSE) to be purchased and placed in neighborhoods around the City. To date, \$1,877 has been spent from this account, leaving an available balance of \$24,623.

The Public Art Commission is now recommending that Council authorize the purchase of four sculptures for the Neighborhood Art Program. It should be noted that the PAC will be returning to the Council with a budget reallocation later this month in order to purchase one additional piece.

During the 2017-2018 exhibition year, **In Bloom** was on display across the street from City Hall. At the request of the neighborhood, the commission would like to locate this steel sculpture on the circle at Buchanan at the east entrance to Parkview Heights Park. The artist Sean Heldt is an Ames resident. The purchase price is \$2,000.



Improbable Balance has been on display on the southeast corner of Main and Clark. This sculpture is made of steel and polished concrete. Missouri artist Joe Maleski has agreed to accept an offer of \$2,400 for this sculpture. It will be located in a site to be determined.

The Public Art Committee would like to purchase **Into the Maelstrom** from the 2017-2018 AAOSE show for placement in the cul-de-sac in the 900 block of Idaho at the request of the Spring Valley neighborhood. The artist is Craig Snyder of Plymouth, Minnesota. The cost of acquisition is \$5,000.



Into the Maelstrom has been on display at the northeast corner of Douglas Avenue and Main Street.

Letting Go was voted “Best in Show” from the 2017-18 sculpture exhibition. The sculpture has been located at Main Street and Duff. Judd Nelson from Wayzata, Minnesota has agreed to a offer of \$9,200 for this steel sculpture. At the request of the Spring Valley neighborhood, the commission plans to place the sculpture at in the cul-de-sac in the 900 block of Idaho.



These four purchases will utilize \$18,600 of the \$24,623 available allocation. It should be noted that the PAC will be returning to the Council with a budget reallocation later this month in order to purchase one additional piece. The Public Art Commission feels that these acquisitions will be memorable additions to the neighborhoods and to the City's public art collection.

COUNCIL ACTION FORM

SUBJECT: ENCROACHMENT PERMIT FOR AWNINGS AT 131 MAIN STREET

BACKGROUND:

Avec Design Build is seeking approval for an encroachment permit that would allow awnings to hang in the public way at 131 Main Street. The proposed awnings will be along the south and west façades of the building, as well as the main entrance located at the corner of Douglas Avenue and Main Street. The total encroachment will be approximately 219 square feet over the sidewalk, but not affect use of the sidewalk.

Chapter 22.3(3) of the Ames Municipal Code requires approval of the Encroachment Permit Application by the Ames City Council before the permit can be issued. By signing the agreement, the owner and tenant agree to hold the City of Ames harmless against any loss or liability as a result of the encroachment, to submit a certificate of liability insurance which protects the City in case of an accident, and to pay the fee for the encroachment permit. The owner and tenant also understand that this approval may be revoked at any time by the City Council. The fee for this permit was calculated at \$219, and the full amount has been received by the City Clerk's Office along with the certificate of liability insurance.

ALTERNATIVES:

1. Approve the encroachment permit for the awnings at 131 Main Street.
2. Deny the request.

MANAGER'S RECOMMENDED ACTION:

It is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.



APPLICATION FOR ENCROACHMENT PERMIT

An Encroachment Permit approved by the Ames City Council is required for anything of a "fixed character" which is "upon, over or under" the surface of any "street, alley, or sidewalk."

Address of Encroachment: 131 Main Street

Type of Encroachment: Overhead sunshade/awning device. (If the encroachment is a sign, please apply for a sign permit through the Inspections Division.)

Total Square Feet of the Area to Encroach: 244 SF (See attached submittal guidelines.)

Applicant is: Property Owner Tenant Contractor

Name of Applicant: Elizabeth Erbes, Avec Design Build Phone: 515-520-4273

Mailing Address: 410 5th Street Email: eliz@avecdesignbuild.com

Property Owner's Name: Avec Holdings, LLC Phone: 515-520-4273

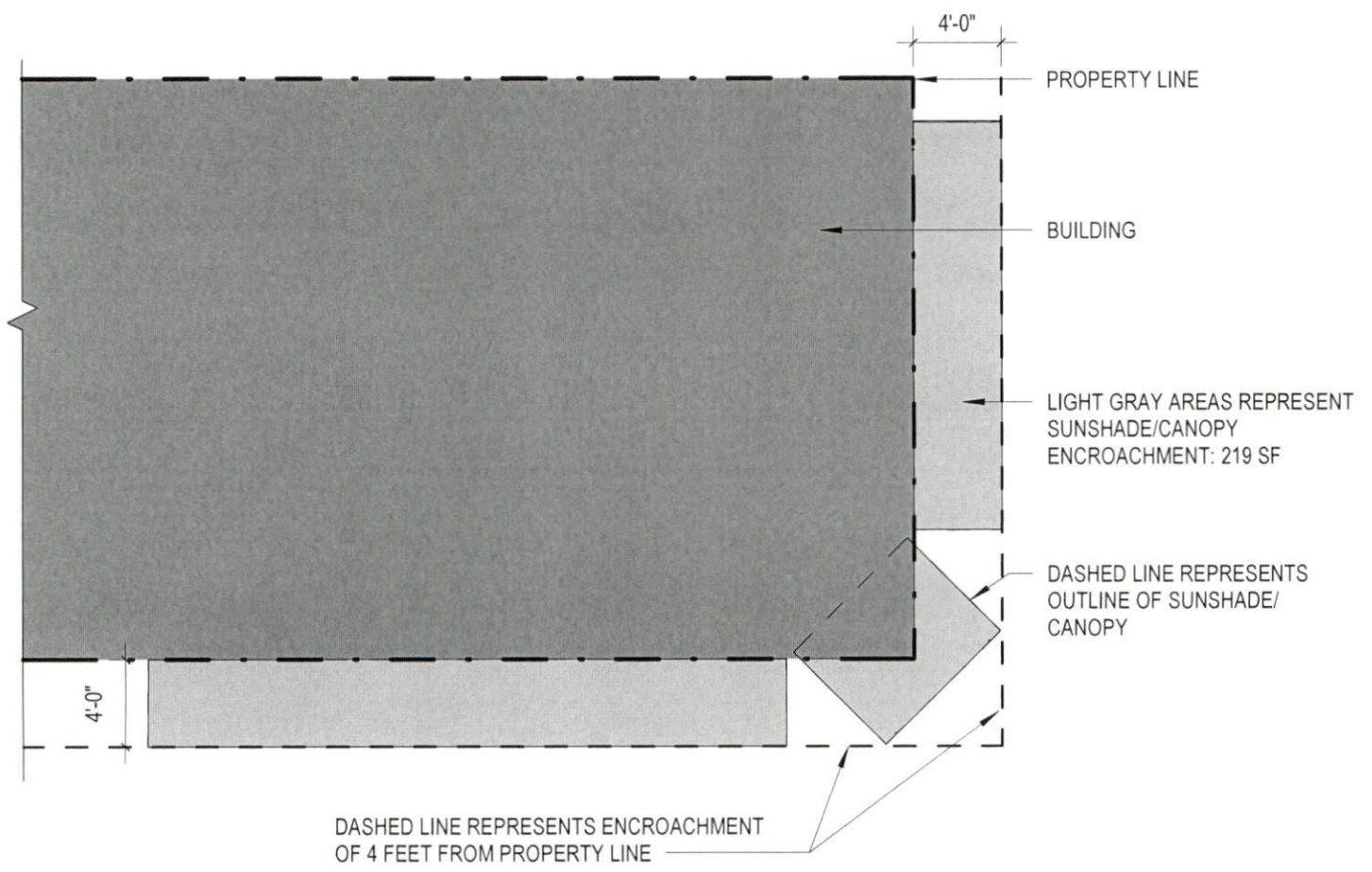
Mailing Address: 410 5th Street Email: eliz@avecdesignbuild.com

These items must be submitted with your application prior to approval of the permit:

- 1. An Encroachment Permit Agreement approved as to form by the City Attorney and signed by the owner of the building where the encroachment will occur (obtained from the City Clerk's Office).
2. A sketch of the encroaching item (i.e., sign, canopy, awning, etc.) drawn to scale.
3. A sketch showing the placement of the encroaching item on the property.
4. An insurance certificate with comprehensive general liability coverage in an amount of not less than \$500,000 combined single limit naming the City of Ames as an additional insured on the policy. Said certificate must be accompanied with a copy of Endorsement CG 2013.
5. A fee to be determined by the City's Building Official. The fee is \$1.00 per square foot of the encroachment or a minimum of \$25.00.

Applicant's Signature: Elizabeth Erbes Date 12/26/2017

Property Owner's Signature (If different): Date



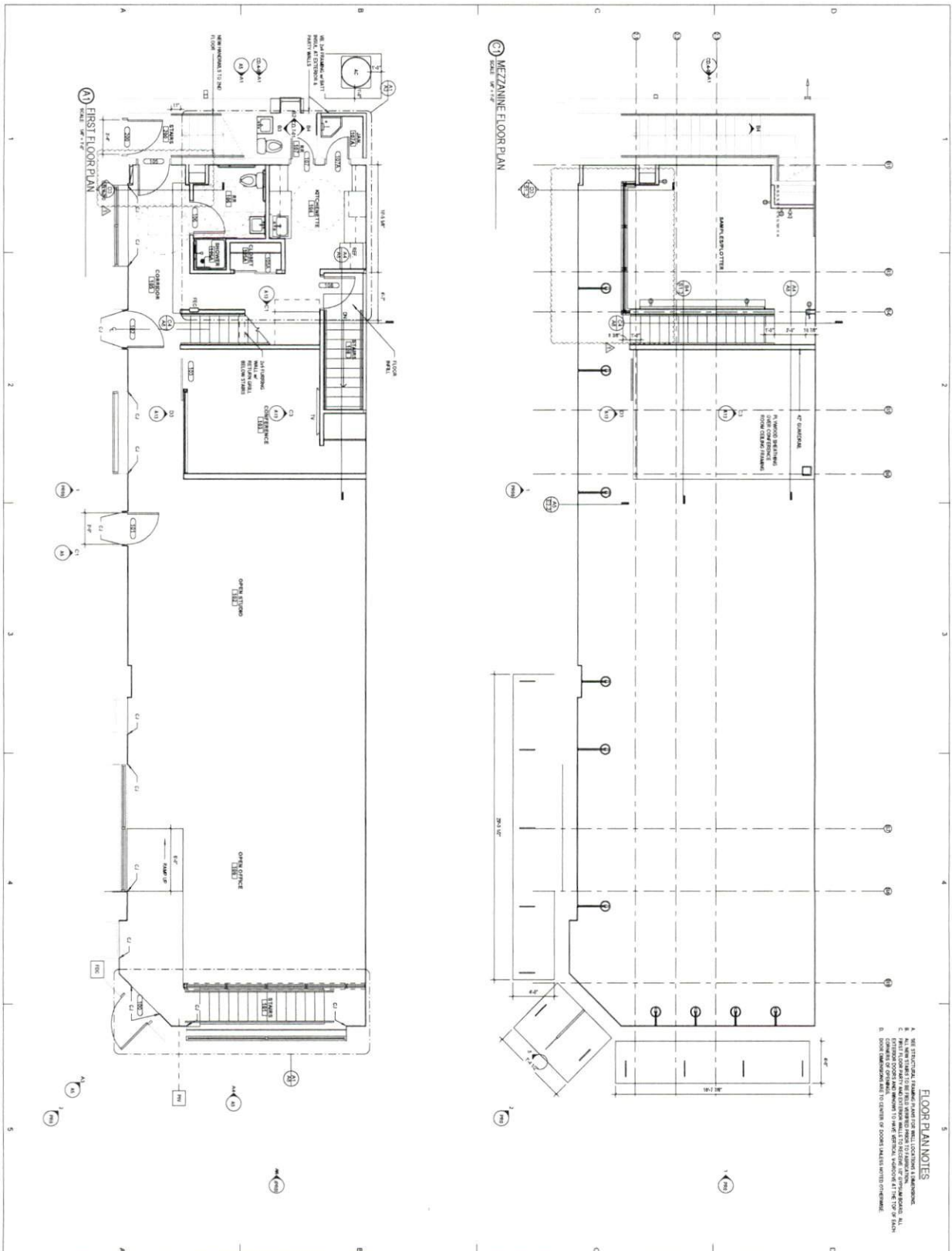
1 ENLARGED SUNSHADE/CANOPY
 SCALE: 1/8" = 1'-0"

AVEC
 DESIGN+BUILD
 ARCHITECT
 AVEC Design+Build
 410 5th Street
 Ames, IA 50010
 515-233-4641

BUILDING RENOVATIONS
 131 MAIN ST. AMES, IOWA 50010

SHEET REF: SUNSHADE/CANOPY
 2/21/18

ASI 1



FLOOR PLAN NOTES

- A. SEE ELECTRICAL SYMBOLS PLANS FOR ALL ELECTRICAL WORKING.
- B. SEE MECHANICAL SYMBOLS PLANS FOR ALL MECHANICAL WORKING.
- C. FLOOR FINISHES SHALL BE AS SHOWN ON GENERAL NOTES OF THE CONTRACT DOCUMENTS.
- D. SEE GENERAL NOTES FOR ALL OTHER NOTES.

BUILDING RENOVATIONS CONSTRUCTION DOCUMENTS

<p>131 MAIN ST. AMES, IOWA 50010</p> <p>11/17/2016</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p> PROJECT: RENOVATION OF 131 MAIN ST. OWNER: [REDACTED] ARCHITECT: AVEC DESIGN+BUILD DATE: 11/17/2016 </p>	NO.	DATE	DESCRIPTION													<p>CONTRACTOR: [REDACTED] [REDACTED] [REDACTED] </p> <p>ARCHITECT: AVEC DESIGN+BUILD [REDACTED] [REDACTED] </p>	<p>AVEC DESIGN+BUILD</p>
NO.	DATE	DESCRIPTION															

COUNCIL ACTION FORM

SUBJECT: GRAND AVENUE EXTENSION FUNDING AGREEMENT WITH IOWA DEPARTMENT OF TRANSPORTATION

BACKGROUND:

This agreement is for Federal funding in the amount of \$3,500,000 through the Surface Transportation Block Grant Program (STP) as part of the Grand Avenue Extension project (S. Grand Avenue from 0.1 miles north of S. 16th Street north 0.54 miles to S. 5th Street). This funding is through the Ames Area Metropolitan Planning Organization (AAMPO).

This project will have a bid letting through the Iowa DOT and a local contribution minimum of 20 percent of eligible project costs, which is being met and exceeded through the City's G.O. Bond and MPO funding.

On February 27, 2018, the City Council approved ICAAP funding agreement from Iowa DOT for the Grand Avenue Extension in the amount of \$396,485. The City has also received indication of additional ICAAP grant funding received for the Grand Avenue Extension project in the amount of \$1,800,000, which was recently approved by the Iowa Transportation Commission. A funding agreement for that award will be coming to City Council for approval in the near future. In addition, several other funding sources are being pursued such as water quality funding through Iowa Department of Ag and Land Stewardship, traffic safety funding through Iowa DOT, and sustainable initiatives promoting safe and healthy environments through The Wellmark Foundation.

The Grand Avenue Extension continues to be included in the Capital Improvements Plan (CIP) with funding identified since 2013/14 and continuing through 2018/19. Funding shown in the CIP for 2017/18 and 2018/19 includes \$7,700,000 in G.O. Bonds, \$4,300,000 in MPO/STP Funds, and \$3,450,000 in Federal/State Grant Funds. In general, construction is anticipated to commence in 2018.

ALTERNATIVES:

1. Approve the Iowa DOT STP funding Agreement in the amount of \$3,500,000 for the Grand Avenue Extension.
2. Reject the Agreement.

MANAGER'S RECOMMENDED ACTION:

Approval of this agreement with the Iowa DOT must happen before moving forward with construction of this project in the 2018 construction season. Delay or rejection of this agreement could delay this street construction project and could require additional funding.

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

**IOWA DEPARTMENT OF TRANSPORTATION
Federal-aid Agreement
For a Surface Transportation Program Project**

Recipient: Ames

Project No.: STP-U-0155(697)—70-85

Iowa DOT Agreement No.: 1-18-STPU-002

CFDA No. and Title: 20.205 Highway Planning and Construction

This is an agreement between the Ames, Iowa (hereinafter referred to as the Recipient) and the Iowa Department of Transportation (hereinafter referred to as the Department). Iowa Code Sections 306A.7 and 307.44 provide for the Recipient and the Department to enter into agreements with each other for the purpose of financing transportation improvement projects on streets and highways in Iowa with Federal funds. Federal regulations require Federal funds to be administered by the Department.

The Recipient has received Federal funding through the Surface Transportation Block Grant Program (STP). STP funds are available for construction, reconstruction, rehabilitation, resurfacing, restoration and operational or safety improvement projects on Federal-aid highways, bridges on any public road, and several other types of projects, as specified in 23 U.S.C. 133(b). Federal-aid highways include all Federal Functional Classifications, except for rural minor collectors or local roads.

Pursuant to the terms of this agreement, applicable statutes, and administrative rules, the Department agrees to provide STP funding to the Recipient for the authorized and approved costs for eligible items associated with the project.

Under this agreement, the parties further agree as follows:

1. The Recipient shall be the lead local governmental agency for carrying out the provisions of this agreement.
2. All notices required under this agreement shall be made in writing to the appropriate contact person. The Department's contact person will be the District 1 Local Systems Engineer. The Recipient's contact person shall be the City Engineer.
3. The Recipient shall be responsible for the development and completion of the following described STP project:

On South Grand Avenue from .1 miles north of South 16th Street North .54 miles to South 5th Street.
4. Eligible project activities will be limited to the following: construction, engineering, inspection, and right-of-way acquisition. Under certain circumstances, eligible activities may also include utility relocation or railroad work that is required for construction of the project.
5. The Recipient shall receive reimbursement for costs of authorized and approved eligible project activities from STP funds. The portion of the project costs reimbursed by STP funds shall be limited to a maximum of either 80 percent of eligible costs or the amount stipulated in the Ames Area Metropolitan Planning Organization current Transportation Improvement Program (TIP) and approved in the current Statewide Transportation Improvement Program (STIP), whichever is less.
6. The Recipient shall pay for all project costs not reimbursed with STP funds.
7. If the project described in Section 3 drops out of the Ames Area Metropolitan Planning Organization current TIP or the approved current STIP prior to obligation of Federal funds, and the Recipient fails to reprogram the project in the appropriate TIP and STIP within 3 years, this agreement shall become null and void.
8. The Recipient shall let the project for bids through the Department.
9. If any part of this agreement is found to be void and unenforceable, the remaining provisions of this agreement shall remain in effect.

- 10. It is the intent of both parties that no third party beneficiaries be created by this agreement.
- 11. This agreement shall be executed and delivered in two or more copies, each of which so executed and delivered shall be deemed to be an original and shall constitute but one and the same agreement.
- 12. This agreement and the attached Exhibit 1 constitute the entire agreement between the Department and the Recipient concerning this project. Representations made before the signing of this agreement are not binding, and neither party has relied upon conflicting representations in entering into this agreement. Any change or alteration to the terms of this agreement shall be made in the form of an addendum to this agreement. The addendum shall become effective only upon written approval of the Department and the Recipient.

IN WITNESS WHEREOF, each of the parties hereto has executed this agreement as of the date shown opposite its signature below.

By _____ Date _____, 20____

Title of city official

I, _____, certify that I am the City Clerk of Ames, and
that _____, who signed said Agreement for and on behalf of the city was duly
authorized to execute the same by virtue of a formal resolution duly passed and adopted by the city on the _____
day of _____, 20_____.

Signed _____ Date _____, 20____

City Clerk of Ames, Iowa

IOWA DEPARTMENT OF TRANSPORTATION
Highway Division

By _____ Date _____, 20____

Gregg Durbin, P.E.
Local Systems Engineer
District 1

EXHIBIT 1

General Agreement Provisions for use of Federal Highway Funds on Non-primary Projects

1. General Requirements.

- a. The Recipient shall take the necessary actions to comply with applicable State and Federal laws and regulations. To assist the Recipient, the Department has provided guidance in the Federal-aid Project Development Guide (Guide) and the Instructional Memorandums to Local Public Agencies (I.M.s) that are referenced by the Guide. Both are available on-line at: http://www.iowadot.gov/local_systems/publications/im/lpa_ims.htm. The Recipient shall follow the applicable procedures and guidelines contained in the Guide and I.M.s in effect at the time project activities are conducted.
- b. In accordance with Title VI of the Civil Rights Act of 1964 and associated subsequent nondiscrimination laws, regulations, and executive orders, the Recipient shall not discriminate against any person on the basis of race, color, national origin, sex, age, or disability. In accordance with Iowa Code Chapter 216, the Recipient shall not discriminate against any person on the basis of race, color, creed, age, sex, sexual orientation, gender identity, national origin, religion, pregnancy, or disability. The Recipient agrees to comply with the requirements outlined in I.M. 1.070, Title VI and Nondiscrimination Requirements.
- c. The Recipient shall comply with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), Section 504 of the Rehabilitation Act of 1973 (Section 504), the associated Code of Federal Regulations (CFR) that implement these laws, and the guidance provided in I.M. 1.080, ADA Requirements. When pedestrian facilities are constructed, reconstructed, or altered, the Recipient shall make such facilities compliant with the ADA and Section 504.
- d. To the extent allowable by law, the Recipient agrees to indemnify, defend, and hold the Department harmless from any action or liability arising out of the design, construction, maintenance, placement of traffic control devices, inspection, or use of this project. This agreement to indemnify, defend, and hold harmless applies to all aspects of the Department's application review and approval process, plan and construction reviews, and funding participation.
- e. As required by the 2 CFR 200.501 "Audit Requirements," a non-Federal entity expending \$750,000 or more in Federal awards in a year shall have a single or program-specific audit conducted for that year in accordance with the provision of that part. Auditee responsibilities are addressed in Subpart F of 2 CFR 200. The Federal funds provided by this agreement shall be reported on the appropriate Schedule of Expenditures of Federal Awards (SEFA) using the Catalog of Federal Domestic Assistance (CFDA) number and title as shown on the first page of this agreement. If the Recipient will pay initial project costs and request reimbursement from the Department, the Recipient shall report this project on its SEFA. If the Department will pay initial project costs and then credit those accounts from which initial costs were paid, the Department will report this project on its SEFA. In this case, the Recipient shall not report this project on its SEFA.
- f. The Recipient shall supply the Department with all information required by the Federal Funding Accountability and Transparency Act of 2006 and 2 CFR Part 170,
- g. The Recipient shall comply with the following Disadvantaged Business Enterprise (DBE) requirements:
 - i. The Recipient shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any DOT-assisted contract or in the administration of its DBE program or the requirements of 49 CFR Part 26. The Recipient shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure nondiscrimination in the award and administration of DOT-assisted contracts.
 - ii. The Recipient shall comply with the requirements of I.M. 3.710, DBE Guidelines.

- iii. The Department's DBE program, as required by 49 CFR Part 26 and as approved by the Federal Highway Administration (FHWA), is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the Recipient of its failure to carry out its approved program, the Department may impose sanctions as provided for under Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.).
- h. Termination of funds. Notwithstanding anything in this agreement to the contrary, and subject to the limitations set forth below, the Department shall have the right to terminate this agreement without penalty and without any advance notice as a result of any of the following: 1) The Federal government, legislature or governor fail in the sole opinion of the Department to appropriate funds sufficient to allow the Department to either meet its obligations under this agreement or to operate as required and to fulfill its obligations under this agreement; or 2) If funds are de-appropriated, reduced, not allocated, or receipt of funds is delayed, or if any funds or revenues needed by the Department to make any payment hereunder are insufficient or unavailable for any other reason as determined by the Department in its sole discretion; or 3) If the Department's authorization to conduct its business or engage in activities or operations related to the subject matter of this agreement is withdrawn or materially altered or modified. The Department shall provide the Recipient with written notice of termination pursuant to this section.

2. Programming and Federal Authorization.

- a. The Recipient shall be responsible for including the project in the appropriate Regional Planning Affiliation (RPA) or Metropolitan Planning Organization (MPO) Transportation Improvement Program (TIP). The Recipient shall also ensure that the appropriate RPA or MPO, through their TIP submittal to the Department, includes the project in the Statewide Transportation Improvement Program (STIP). If the project is not included in the appropriate fiscal year of the STIP, Federal funds cannot be authorized.
- b. Before beginning any work for which Federal funding reimbursement will be requested, the Recipient shall contact the Department to obtain the procedures necessary to secure FHWA authorization. The Recipient shall submit a written request for FHWA authorization to the Department. After reviewing the Recipient's request, the Department will forward the request to the FHWA for authorization and obligation of Federal funds. The Department will notify the Recipient when FHWA authorization is obtained. The cost of work performed prior to FHWA authorization will not be reimbursed with Federal funds.
- c. Upon receiving FHWA Authorization, the Recipient must show federal aid funding activity to receive the programmed amount authorized for the project. If there are no funding activity for nine or more months after the previous activity, the remaining unused programmed amount will be de-obligated from the project and there will be no further federal aid reimbursement issued for the project. If the recipient knows in advance that funding activity will not occur for the nine months, the Contract Administrator needs to be notified to determine if programming of fund can be adjusted or other options can be explored.

3. Federal Participation in Work Performed by Recipient Employees.

- a. If Federal reimbursement will be requested for engineering, construction inspection, right-of-way acquisition or other services provided by employees of the Recipient, the Recipient shall follow the procedures in I.M. 3.310, Federal-aid Participation in In-House Services.
- b. If Federal reimbursement will be requested for construction performed by employees of the Recipient, the Recipient shall follow the procedures in I.M. 3.810, Federal-aid Construction by Local Agency Forces.
- c. If the Recipient desires to claim indirect costs associated with work performed by its employees, the Recipient shall prepare and submit to the Department an indirect cost rate proposal and related documentation in accordance with the requirements of 2 CFR 200. Before incurring any indirect costs, such indirect cost rate proposal shall be certified by the FHWA or the Federal agency providing the largest amount of Federal funds to the Recipient. If approved, the approved indirect cost rate shall be incorporated by means of an amendment to this agreement.

4. Design and Consultant Services

- a. The Recipient shall be responsible for the design of the project, including all necessary plans, specifications, and estimates (PS&E). The project shall be designed in accordance with the design guidelines provided or referenced by the Department in the Guide and applicable I.M.s.
- b. If the Recipient requests Federal funds for consultant services, the Recipient and the Consultant shall prepare a contract for consultant services in accordance with 23 CFR Part 172. These regulations require a qualifications-based selection process. The Recipient shall follow the procedures for selecting and using consultants outlined in I.M. 3.305, Federal-aid Participation in Consultant Costs.
- c. If Preliminary Engineering (PE) work is Federally funded, and if right-of-way acquisition or actual construction of the road is not started by the close of the tenth fiscal year following the fiscal year in which the Federal funds were authorized, the Recipient shall repay to the Department the amount of Federal funds reimbursed to the Recipient for such PE work. PE includes work that is part of the development of the PS&E for a construction project. This includes environmental studies and documents, preliminary design, and final design up through and including the preparation of bidding documents. PE does not include planning or other activities that are not intended to lead to a construction project. Examples include planning, conceptual, or feasibility studies.

5. Environmental Requirements and other Agreements or Permits.

- a. The Recipient shall take the appropriate actions and prepare the necessary documents to fulfill the FHWA requirements for project environmental studies including historical/cultural reviews and location approval. The Recipient shall complete any mitigation agreed upon in the FHWA approval document. These procedures are set forth in I.M. 3.105, Concept Statement Instructions, 3.110, Environmental Data Sheet Instructions, 3.112, FHWA Environmental Concurrence Process, and 3.114, Cultural Resource Guidelines.
- b. If farmland is to be acquired, whether for use as project right-of-way or permanent easement, the Recipient shall follow the procedures in I.M. 3.120, Farmland Protection Policy Act Guidelines.
- c. The Recipient shall obtain project permits and approvals, when necessary, from the Iowa Department of Cultural Affairs (State Historical Society of Iowa; State Historic Preservation Officer), Iowa Department of Natural Resources, U.S. Coast Guard, U.S. Army Corps of Engineers, the Department, or other agencies as required. The Recipient shall follow the procedures in I.M. 3.130, 404 Permit Process, 3.140, Storm Water Permits, 3.150, Highway Improvements in the Vicinity of Airports or Heliports, and 3.160, Asbestos Inspection, Removal and Notification Requirements.
- d. In all contracts entered into by the Recipient, and all subcontracts, in connection with this project that exceed \$100,000, the Recipient shall comply with the requirements of Section 114 of the Clean Air Act and Section 308 of the Federal Water Pollution Control Act, and all their regulations and guidelines. In such contracts, the Recipient shall stipulate that any facility to be utilized in performance of or to benefit from this agreement is not listed on the Environmental Protection Agency (EPA) List of Violating Facilities or is under consideration to be listed.

6. Right-of-Way, Railroads and Utilities.

- a. The Recipient shall acquire the project right-of-way, whether by lease, easement, or fee title, and shall provide relocation assistance benefits and payments in accordance with the procedures set forth in I.M. 3.605, Right-of-Way Acquisition, and the Department's Office of Right of Way Local Public Agency Manual. The Recipient shall contact the Department for assistance, as necessary, to ensure compliance with the required procedures, even if no Federal funds are used for right-of-way activities. The Recipient shall obtain environmental concurrence before acquiring any needed right-of-way. With prior approval, hardship and protective buying is possible. If the Recipient requests Federal funding for right-of-way acquisition, the Recipient shall also obtain FHWA authorization before purchasing any needed right-of-way.

- b. If the project right-of-way is Federally funded and if the actual construction is not undertaken by the close of the twentieth fiscal year following the fiscal year in which the Federal funds were authorized, the Recipient shall repay the amount of Federal funds reimbursed for right-of-way costs to the Department.
- c. If a railroad crossing or railroad tracks are within or adjacent to the project limits, the Recipient shall obtain agreements, easements, or permits as needed from the railroad. The Recipient shall follow the procedures in I.M. 3.670, Work on Railroad Right-of-Way, and I.M. 3.680, Federal-aid Projects Involving Railroads.
- d. The Recipient shall comply with the Policy for Accommodating Utilities on City and County Federal-aid Highway Right of Way for projects on non-primary Federal-aid highways. For projects connecting to or involving some work inside the right-of-way for a primary highway, the Recipient shall follow the Department's Policy for Accommodating Utilities on Primary Road System. Certain utility relocation, alteration, adjustment, or removal costs to the Recipient for the project may be eligible for Federal funding reimbursement. The Recipient should also use the procedures outlined in I.M. 3.640, Utility Accommodation and Coordination, as a guide to coordinating with utilities.
- e. If the Recipient desires Federal reimbursement for utility costs, it shall submit a request for FHWA Authorization prior to beginning any utility relocation work, in accordance with the procedures outlined in I.M. 3.650, Federal-aid Participation in Utility Relocations.

7. Contract Procurement.

The following provisions apply only to projects involving physical construction or improvements to transportation facilities:

- a. The project plans, specifications, and cost estimate (PS&E) shall be prepared and certified by a professional engineer or architect, as applicable, licensed in the State of Iowa.
- b. For projects let through the Department, the Recipient shall be responsible for the following:
 - i. Prepare and submit the PS&E and other contract documents to the Department for review and approval in accordance with I.M. 3.505, Check and Final Plans and I.M. 3.510, Check and Final Bridge or Culvert Plans, as applicable.
 - ii. The contract documents shall use the Department's Standard Specifications for Highway and Bridge Construction. Prior to their use in the PS&E, specifications developed by the Recipient for individual construction items shall be approved by the Department
 - iii. Follow the procedures in I.M. 3.730, Iowa DOT Letting Process, to analyze the bids received, make a decision to either award a contract to the lowest responsive bidder or reject all bids, and if a contract is awarded, execute the contract documents and return to Department.
- c. For projects that are let locally by the Recipient, the Recipient shall follow the procedures in I.M. 3.720, Local Letting Process, Federal-aid.
- d. The Recipient shall forward a completed Project Development Certification (Form 730002) to the Department in accordance with I.M. 3.750, Project Development Certifications Instructions. The project shall not receive FHWA Authorization for construction or be advertised for bids until after the Department has reviewed and approved the Project Development Certification.
- e. If the Recipient is a city, the Recipient shall comply with the public hearing requirements of the Iowa Code section 26.12.
- f. The Recipient shall not provide the contractor with notice to proceed until after receiving written notice the Iowa DOT has concurred in the contract award.

8. Construction.

- a. A full-time employee of the Recipient shall serve as the person in responsible charge of the construction project. For cities that do not have any full time employees, the mayor or city clerk will serve as the person in responsible charge, with assistance from the Department.
- b. Traffic control devices, signing, or pavement markings installed within the limits of this project shall conform to the "Manual on Uniform Traffic Control Devices for Streets and Highways" per 761 IAC Chapter 130. The safety of the general public shall be assured through the use of proper protective measures and devices such as fences, barricades, signs, flood lighting, and warning lights as necessary.
- c. For projects let through the Department, the project shall be constructed under the Department's Standard Specifications for Highway and Bridge Construction and the Recipient shall comply with the procedures and responsibilities for materials testing according to the Department's Materials I.M.s. Available on-line at: <http://www.iowadot.gov/erl/current/IM/navigation/nav.htm>.
- d. For projects let locally, the Recipient shall provide materials testing and certifications as required by the approved specifications.
- e. If the Department provides any materials testing services to the Recipient, the Department will bill the Recipient for such testing services according to its normal policy as per Materials I.M. 103.
- f. The Recipient shall follow the procedures in I.M. 3.805, Construction Inspection, and the Department's Construction Manual, as applicable, for conducting construction inspection activities.

9. Reimbursements.

- a. After costs have been incurred, the Recipient shall submit to the Department periodic itemized claims for reimbursement for eligible project costs. Requests for reimbursement shall be made at least annually but not more than bi-weekly.
- b. To ensure proper accounting of costs, reimbursement requests for costs incurred prior to June 30 shall be submitted to the Department by August 1 if possible, but no later than August 15.
- c. Reimbursement claims shall include a certification that all eligible project costs, for which reimbursement is requested, have been reviewed by an official or governing board of the Recipient, are reasonable and proper, have been paid in full, and were completed in substantial compliance with the terms of this agreement.
- d. The Department will reimburse the Recipient for properly documented and certified claims for eligible project costs. The Department may withhold up to 5% of the Federal share of construction costs or 5% of the total Federal funds available for the project, whichever is less. Reimbursement will be made either by State warrant or by crediting other accounts from which payment was initially made. If, upon final audit or review, the Department determines the Recipient has been overpaid, the Recipient shall reimburse the overpaid amount to the Department. After the final audit or review is complete and after the Recipient has provided all required paperwork, the Department will release the Federal funds withheld.
- e. The total funds collected by the Recipient for this project shall not exceed the total project costs. The total funds collected shall include any Federal or State funds received, any special assessments made by the Recipient (exclusive of any associated interest or penalties) pursuant to Iowa Code Chapter 384 (cities) or Chapter 311 (counties), proceeds from the sale of excess right-of-way, and any other revenues generated by the project. The total project costs shall include all costs that can be directly attributed to the project. In the event that the total funds collected by the Recipient do exceed the total project costs, the Recipient shall either:
 - 1) in the case of special assessments, refund to the assessed property owners the excess special assessments collected (including interest and penalties associated with the amount of the excess), or

- 2) refund to the Department all funds collected in excess of the total project costs (including interest and penalties associated with the amount of the excess) within 60 days of the receipt of any excess funds. In return, the Department will either credit reimbursement billings to the FHWA or credit the appropriate State fund account in the amount of refunds received from the Recipient.

10. Project Close-out.

- a. Within 30 days of completion of construction or other activities authorized by this agreement, the Recipient shall provide written notification to the Department. The Recipient shall follow and request a final audit, in accordance with the procedures in I.M. 3.910, Final Review, Audit, and Close-out Procedures for Federal-aid Projects. Failure to comply with the procedures will result in loss of federal fund, reimbursed funds shall be returned and a possible suspension may be placed on the Recipient from receiving federal fund on future projects until the Recipient has demonstrated responsible management of federal funds on roadway projects.
- b. For construction projects, the Recipient shall provide a certification by a professional engineer, architect, or landscape architect as applicable, licensed in the State of Iowa, indicating the construction was completed in substantial compliance with the project plans and specifications.
- c. Final reimbursement of Federal funds shall be made only after the Department accepts the project as complete.
- d. The Recipient shall maintain all books, documents, papers, accounting records, reports, and other evidence pertaining to costs incurred for the project. The Recipient shall also make these materials available at all reasonable times for inspection by the Department, FHWA, or any authorized representatives of the Federal Government. Copies of these materials shall be furnished by the Recipient if requested. Such documents shall be retained for at least 3 years from the date of FHWA approval of the final closure document. Upon receipt of FHWA approval of the final closure document, the Department will notify the Recipient of the record retention date.
- e. The Recipient shall maintain, or cause to be maintained, the completed improvement in a manner acceptable to the Department and the FHWA.

COUNCIL ACTION FORM

SUBJECT: LIME PONDS/ASH PONDS FENCE INSTALLATION

BACKGROUND:

The Water Treatment Plant's Lime Ponds and the Power Plant's Ash Ponds are located near a newly constructed Shared Use Path. These ponds are not intended for recreational use and pose a safety hazard for those unfamiliar with the area. To mitigate the risk presented by the Shared Use Path, the Water & Pollution Control and Electric Services Departments have prepared plans and specifications for the installation of a chain link fence to enclose the Lime Ponds and Ash Ponds.

This project was previously put out for bid and on September 5, 2017 a single bid was received in the amount of \$89,234. This was higher than was anticipated and exceeded the project budget. In an effort to reduce the overall cost of the project, City staff completed some of the work that was originally included in the project. The completed work has been removed from the current set of plans and specifications, which are now ready for a Notice to Bidders.

This project is included in the FY 17/18 Capital Improvements Plan at \$80,000 as part of the Water Plant Facility Improvements project. A summary of the funding sources identified in the CIP for this project is shown below:

Funding Sources:

FY 17/18 – WTP Facility Improvements	\$ 40,000
<u>FY 17/18 – Power Plant Ash Pond Maintenance</u>	<u>\$ 40,000</u>
Total Funds Available	\$ 80,000

Based on the revised scope of work, the estimated cost is now \$73,000.

ALTERNATIVES:

1. Grant preliminary approval of the plans and specifications and issue a Notice to Bidders for the Lime Ponds/ Ash Ponds Fence Installation, setting April 3, 2018, as the bid due date and April 10, 2018, as the date for public hearing and award.
2. Do not approve the plans and specifications at this time.

MANAGER'S RECOMMENDED ACTION:

The construction of the Shared Use Path near the Water Treatment Plant's Lime Ponds/Power Plant's Ash Ponds introduced a safety hazard that had previously not existed. The installation of a chain link fence around these facilities would be a cost – effective method for reducing the risk of injury to those unfamiliar with the area. Plans and specifications have been prepared so that bids may be solicited for installation.

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

COUNCIL ACTION FORM

**SUBJECT: 2017/18 COLLECTOR STREET PAVEMENT IMPROVEMENTS—
MEADOWLANE AVENUE (CARR DRIVE TO E 20TH STREET)**

BACKGROUND:

This annual program is for reconstruction or rehabilitation of collector streets. **The 2017/18 program location is Meadowlane Avenue (Carr Drive to E 20th Street).**

This project includes the replacement of the existing street pavement with 7 inches of new concrete pavement, upgraded pedestrian facilities to meet the current federal regulations as well as storm and sanitary sewer spot repairs and replacements. Staff held a public meeting to obtain input on staging, construction timing and special access needs. Comments were received and incorporated into the project design.

Staff has completed plans and specifications for this contract with total estimated construction costs of \$741,800.22. Engineering and construction administration expenses are estimated at \$111,270, bringing the **total estimated costs to \$853,070.22.**

The Collector Street Pavement Improvements are shown in the 2017/18 Capital Improvement Plan with **\$950,000.00 in G.O. bond funding.**

ALTERNATIVES:

1. Approve the plans and specifications for the 2017/18 Collector Street Pavement Improvements project and establish April 4, 2018, as the date of letting and April 10, 2018, as the date for report of bids.
2. Do not approve this project.

MANAGER'S RECOMMENDED ACTION:

The condition of the existing pavement for this stretch of Meadowlane Avenue has deteriorated such that full pavement replacement is necessary. The project will incorporate updates to the existing storm sewer, sanitary sewer, and the latest ADA sidewalk compliance. This project was designed in accordance with the latest specifications and the engineer's estimate is below the Capital Improvement Plan funding amount.

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

COUNCIL ACTION FORM

SUBJECT: 2017/18 COMMUNITY DEVELOPMENT BLOCK GRANT PUBLIC INFRASTRUCTURE IMPROVEMENTS PROGRAM FOR AFFORDABLE HOUSING SUBDIVISION DEVELOPMENT AT 321 STATE AVENUE (TRIPP STREET EXTENSION – WILMOTH AVE TO STATE AVE)

BACKGROUND:

At the January 23rd City Council meeting, the City Council directed staff to develop plans and specifications for infrastructure improvements for the extension of Tripp Street through the parcel at 321 State Avenue. The extension of infrastructure will serve future development of a mixed-income housing subdivision at 321 State Avenue.

Staff has completed plans and specifications for the **extension of Tripp Street from Wilmoth Avenue to State Avenue along with water main and storm water improvements**. The bids for this project will consist of a base bid and two alternate bids for the street pavement. Alternate A is for asphalt pavement and Alternate B is for concrete pavement. As part of the Base Bid, there will be the installation of 6” electric conduit and a vault to facilitate system improvements for Ames Electric. Ames Electric will provide reimbursement for these non-development related costs.

The total estimated construction cost for the Base Bid plus Alternate A (asphalt) is \$560,193.25, and the total for the Base Bid plus Alternate B (concrete) is \$558,481.25. Both alternate bid totals include the electric conduit work estimated at \$13,005.75. The total estimated cost of engineering and construction administration are approximately \$84,000, bringing the **total estimated project cost to approximately \$643,000**.

As part of the City’s 2017/18 CDBG Annual Action Plan projects, \$650,000 of CDBG funds has been identified along with an additional \$250,000 of unobligated General Obligation Bond Funds, and \$13,005.75 from the Electric Extension and Improvements fund for total funding of approximately \$913,000. Remaining funds from the construction of the Tripp Street extension will be needed to facilitate additional utility extensions for the development of future lots as well as the installation and relocation of street lights.

ALTERNATIVES:

1. Approve the plans and specifications for the 2017/18 CDBG Public Infrastructure Improvements Program for the installation of the Tripp Street extension through the 321 State Avenue parcel and establishing March 28, 2018, as the date of letting and April 10, 2018, as the date for the report of bids.
2. Do not proceed with this project at this time.
3. Approve the project with modifications.

MANAGER'S RECOMMENDED ACTION:

This project will facilitate future development of a mixed-income housing subdivision at 321 State Avenue which is in keeping with the Council’s goal to Address Housing Needs in the city. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

COUNCIL ACTION FORM

SUBJECT: 2016/17 CONCRETE PAVEMENT IMPROVEMENTS (DAWES DRIVE)

BACKGROUND:

The Concrete Pavement Improvements is the annual program for rehabilitate or reconstruct concrete street sections that have deteriorated, including joint sealing, in order to prevent premature breakdown of the pavement. This work will provide enhanced rideability to residents.

The location for this project is Dawes Drive from Top-O-Hollow Road to Calhoun Park. This project includes pavement improvements, drainage improvements, relocation of utilities, and the addition of multi-modal facilities. Staff held a project informational meeting with area property owners and residents to receive input on the project timing, staging and design. Comments were received and incorporated into the project design.

WHKS & Co. has completed plans and specifications for this contract with a total estimated construction cost of \$1,082,001. Engineering and construction administration costs are estimated at \$162,300 bringing the **total estimated costs to \$1,244,301.**

The Concrete Pavement Improvements are shown in the 2016/17 Capital Improvement Plan with \$1,050,000.00 in G.O. Bond funding, \$50,000 in Road Use Tax, \$50,000 in Electric Utility Fund, and City Council authorized an additional \$100,000 from unobligated G.O. Bond funds at the July 25, 2017 meeting. This brings **total available funding in an amount of \$1,250,000.**

ALTERNATIVES:

1. Approve the plans and specifications for the 2016/17 Concrete Pavement Improvements project and establish April 4, 2018, as the date of letting and April 10, 2018, as the date for report of bids.
2. Do not approve this project.

MANAGER'S RECOMMENDED ACTION:

The condition of the existing pavement street has deteriorated such that full pavement replacement is necessary. Delay or rejection of these plans and specifications will delay the start of this project, and possibly the construction completion date.

Therefore, it is the recommendation of the City Manager that the City Council approve the project.

COUNCIL ACTION FORM

SUBJECT: 2017/18 SEAL COAT STREET PAVEMENT IMPROVEMENTS – E. 16TH STREET, LINDEN DRIVE, CARR DRIVE AND CRESTWOOD CIRCLE

BACKGROUND:

The Seal Coat Street Pavement Improvements Program is the annual program for the removal and replacement of worn out existing seal coat pavements from local streets and replaced with a new asphalt surface. This program restores surface texture, corrects structural deficiencies, removes built-up seal coat, and prevents the deterioration of various local streets. This replacement process results in better a riding surfaces, increased safety with improved surface texture, and increased life expectancy of streets. Built-up seal coat on streets causes excess crown which results in vehicles dragging at driveway entrances. The locations for the 2017/18 program are **E. 16th Street, Linden Drive, Carr Drive and Crestwood Circle.**

This project includes the replacement of the existing street pavement with 5 inches of new asphalt pavement, upgraded pedestrian facilities to meet the current federal regulations and storm and sanitary sewer spot repairs and replacements. Staff held a public meeting to obtain input on staging, construction timing and special access needs. Comments were received and incorporated into the project design.

Staff has completed plans and specifications for this contract with a total estimated construction cost of \$853,414.91. Engineering and construction administration costs are estimated at \$128,012, bringing the **total estimated costs to \$981,427.**

To reduce the inconvenience to residents, additional roads in the adjacent area have been added together so that road construction may be completed in one year. Including these additional roads has led to combining the 2017/18 and 2018/19 program years. The Seal Coat Street Pavement Improvements are shown in the 2017/18 Capital Improvement Plan with \$500,000 in Road Use Tax funding and the 2018/19 Capital Improvement Plan with \$500,000 in Road Use Tax funding. **The total funding for this project is \$1,000,000.**

ALTERNATIVES:

1. Approve the plans and specifications for the 2017/18 Seal Coat Street Pavement Improvements project and establish April 4, 2018, as the date of letting and April 10, 2018, as the date for report of bids.
2. Do not approve this project.

CITY MANAGER'S RECOMMENDED ACTION:

The condition of the existing pavement for these particular roads (E. 16th St, Linden Dr., Carr Dr. and Crestwood Circle) has deteriorated such that pavement replacement is necessary. The project will include manhole/intake adjustments and replacements due to the roadway work. With Seal Coat reconstructions, changes will be made to the grade/elevation of the roadway (crown & cross-slope) significantly and, therefore, the storm and sanitary sewer structures will be impacted. The project also will incorporate the latest ADA sidewalk compliance. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

COUNCIL ACTION FORM

SUBJECT: AWARD OF CONTRACT FOR THE PURCHASE AND INSTALLATION OF FURNITURE FOR CITY HALL, WATER PLANT, ANIMAL SHELTER AND WATER METER

BACKGROUND:

The City Hall employee break room is being remodeled which includes the purchase of furniture. With larger volumes of furniture, vendors are able to provide bigger discounts. Therefore, staff has combined the furniture needs of other smaller projects with the break room project and will realize a cost savings of \$7,291 by bidding the projects together.

City Hall

The employee break room was the initial project planned. An employee survey was sent to employees who work in City Hall to obtain feedback on the space. The responses indicated that a more comfortable and versatile space was desired. With the feedback, an employee team was put together to offer input on the design. As part of this renovation, improved seating and the addition of booth seating will create a more inviting space for employees. Included as part of the City Hall bid are desk upgrades for newly hired staff in Purchasing, Human Resources, and Public Works. Public Works and Human Resources also had construction to add offices or additional usable space. This also necessitated some organizational items for Public Works and Administrative Services. Additionally, three new workstations are being created in Inspections to accommodate staff.

Water Plant

The addition of a recycling bin was desired to centralize garbage and to keep a clean, professional look.

Animal Shelter

Improvements will be made to the reception area to create additional counter space and to better separate the staff work space from the public service space. This will provide a more professional look and improve the customer's experience at the shelter.

Water Meter

Conference room upgrades are being made to better utilize the space for a variety of meetings and occasions with nesting tables creating a more clean and professional space. The front desk area is difficult to monitor when making copies, so a vision panel is being added.

On February 9, 2018, an Invitation to Bid (ITB) was issued to 13 vendors. The ITB was advertised on the Current Bid Opportunities section of the Purchasing webpage.

On February 23, 2018, two bids were received. The bid tabulation is shown below:

Firms	Base Bid
Storey Kenworthy, Ames, IA	\$ 53,702.91
All Makes, Des Moines, IA	\$ 57,209.28

Breakdown by Area	Storey Kenworthy	All Makes
Group A – City Hall	\$43,432.79	\$45,288.15
Group B – Water Plant	\$4,335.74	\$4,606.60
Group C – Animal Shelter	\$3,251.44	\$3,864.03
Group D – Water Meter	\$2,682.94	\$3,450.50
Total	\$53,702.91	\$57,209.28

Staff reviewed the bids and has concluded that the apparent low bid from Storey Kenworthy, Ames, Iowa, in the amount of \$53,702.91 is acceptable and meets the needs of each project for furniture.

ALTERNATIVES:

1. Award a contract for purchase and installation of furniture for City Hall, Water Plant, Animal Shelter, and Water Meter to Storey Kenworthy, Ames, Iowa in the amount of \$53,702.91.
2. Award a contract to the other company.
3. Reject all bids and rebid the furniture.

CITY MANAGER’S RECOMMENDED ACTION:

This competitively bid purchase will provide furniture and installation for projects within City Hall, Water Plant, Animal Shelter, and Water Meter. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.



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MEMO

To: Mayor and Members of the City Council

From: City Clerk's Office

Date: March 6, 2018

Subject: Contract and Bond Approval

There are no Council Action Forms for Item Nos. 19 and 20. Council approval of the contract and bond for these projects is simply fulfilling a *State Code* requirement.

/jr

COUNCIL ACTION FORM

SUBJECT: ENGINEERING SERVICES FOR THE REPAIR OF THE RDF STORAGE BIN CHANGE ORDER NO. 1

BACKGROUND:

On November 28, 2017, City Council awarded this contract to Sargent & Lundy, LLC, Chicago, IL, for the Engineering Services for the Repair of the RDF Storage Bin in an amount not-to-exceed \$52,096. This contract is to provide engineering services to evaluate the condition and structural integrity of the refuse derived fuel (RDF) Storage Bin, and to prepare certified plans and specifications (stamped by an engineer licensed in Iowa) that will be issued by the City to prospective bidders for the repair of the RDF containment and structural components of the RDF Storage Bin to restore it to like-new condition.

RDF is produced at the City's Resource Recovery Plant (RRP) from municipal solid waste (MSW) collected from Ames and other communities in Story County, Iowa. After being processed at the RRP, the RDF is pneumatically transported to the RDF Storage Bin where it is stored until it is pneumatically transported to one of the two power plant's boilers, where it is co-fired with natural gas.

This proposed Change Order No. 1 in the amount not-to-exceed of \$19,900. The services in this change order include:

- 1) an additional site visit to meet with City of Ames Power Plant and Engineering staff to review in detail the design and the drawings of the bin, and to discuss the current condition of the bin and ideas for repairing and restoring the bin to good and safe operating condition. The primary goal of this site visit is to make the subsequent physical inspections and the structural evaluation of the bin more efficient and productive.
- 2) the engineering necessary to design and detail a new ladder on the north side of the bin to connect existing platforms. This new ladder is to provide code complaint access to external bin platforms for the primary purpose of fighting fires in the stockpiled RDF, should the need arise.
- 3) to perform engineering evaluations of the observation and firefighting platforms on the north and south sides of the bin. These platforms need to be structurally evaluated, and possibly engineered and modified to make sure they will function safely as intended.

The total contract amount with this change order will be \$71,996.

The approved FY2017/18 Capital Improvements Plan includes \$2,800,000 for RDF Bin renovation. Of that amount, \$300,000 was earmarked for engineering.

ALTERNATIVES:

1. Approve contract Change Order No. 1 with Sargent & Lundy, LLC, Chicago, IL, for the Engineering Services for the Repair of the RDF Storage Bin in the amount not-to-exceed \$19,900.
2. Reject contract Change Order No. 1.

MANAGER'S RECOMMENDED ACTION:

This scope of work, the inspection of the RDF Storage Bin and the development of plans and specifications for the project, is a critical first step required to perform the urgently needed “public improvement” repair of the RDF Storage Bin.

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

To date the RDF Bin CIP project budget has the following items encumbered:

\$2,800,000	FY 2017/18 CIP amount budgeted for the project
	<u>Sargent & Lundy</u>
\$52,096	Engineering Services Contract
<u>\$*19,900</u>	*Change Order #1 (pending Council approval for this agenda item)
\$71,996	Costs committed to date for project
\$2,728,004	Remaining Project Balance to cover equipment and construction for the CIP Project.

COUNCIL ACTION FORM

SUBJECT: 2015/16 LOW POINT DRAINAGE IMPROVEMENTS (WESTWOOD DR)

BACKGROUND:

The Low Point Drainage Improvements is the annual program for drainage improvements to decrease flooding at low points. Low point drainage improvements are not only focused on residential street locations, but rather on those locations most in need of the improvements as affected by standing water, flooding, and insufficient pipe capacity. The program identifies core locations for improvements each year. **The location for this project was the 400 block of Westwood Drive.**

On March 28, 2017 City Council awarded this project to Neuvirth Construction, Inc. of Blair, Nebraska in the amount of \$86,650.26. One change order was administratively approved by staff. Change Order No. 1 (Balancing) was approved as a savings of \$474.94 to reflect actual measured quantities. **Construction was completed in the amount of \$86,175.32. Engineering and administration costs of \$12,930.00 bring total project expenses to \$99,105.32.**

Revenue was budgeted in the 2015/16 Low Point Drainage Improvements in the amount of **\$150,000 from Storm Sewer Utility Funds.** Any remaining funds will be utilized for other prioritized storm water locations, under separate bid packages.

ALTERNATIVES:

1. Accept the 2015/16 Low Point Drainage Improvements (Westwood Dr) project as completed by Neuvirth Construction, Inc. of Blair, Nebraska, in the amount of \$86,175.32.
2. Direct staff to pursue modifications to the project.

MANAGER'S RECOMMENDED ACTION:

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

COUNCIL ACTION FORM

**SUBJECT: PROJECT TO RETURN GAS TURBINE 1 TO SERVICE: BID NO. 1
GENERATOR - CONTRACT COMPLETION**

BACKGROUND:

On August 25, 2015, City Council awards two contracts for GT1 Return to Service Project, one to Wood Group Pratt & Whitney (WGPW) and one to MMC Contractors National, Inc. **The City Council should note that the work to return GT1 to service is divided into three work categories – Engine, Inlet, Exhaust. This approach allows the City flexibility on how to evaluate and award a contract for these categories.**

WGPW Contract - Engine

This contract includes the repair of the original engine or replacement with a refurbished engine, the repair or replacement of the engine's support equipment, the restoration of the engine's control system, and the installation of the engine along with the necessary connections for it to be ready to operate. All of this work was required following the failure of the engine in 2015.

On August 25, 2015, City Council awarded a contract to Wood Group Pratt & Whitney (WGPW), Bloomfield, CT, for Bid No.1 Gas Generator in the amount of \$949,950 plus applicable sales taxes to be paid directly by the City of Ames to the State of Iowa.

There were two change orders to this contract.

Change Order No. 1 for \$30,800 was for the replacement of the two wiring harnesses needed for this project.

Change Order No. 2 for \$11,700 was to cover the 1) costs associated with WGPW working on-site an additional 20 man days and 2) costs to cover return shipping costs for the repaired engine which was not included in the original contract.

The contract amount including these two change orders is \$992,450. The Engineer's estimate for this scope is \$1,200,000 and was to be covered by insurance proceeds, less a \$350,000 deductible.

All of the requirements of the contract have been met by Wood Group Pratt & Whitney and the Engineer has provided a certificate of completion.

MMC Contract- Inlet Air System and Exhaust

This contract includes the repair or replacement of the inlet sound attenuation enclosure, plus replacement of the evaporative cooler. The evaporative cooler is a system that cools the air entering the engine, making the air denser. The greater the density of the air, the greater the amount of air the engine can compress and convert into thrust, which results in greater engine output. It also includes the repair and/or replacement of the engine's exhaust plenum and silencer.

The vast majority of the work listed above was not covered by insurance. **The Engineer's estimate for this scope is \$880,000.** This work, while not directly related to the failure, has been planned in the CIP since 2011, and would have been needed even had the unit not failed.

All of the requirements of this contract have not been met by MMC Contractors National, Inc. and, therefore, are not certifying completion of this portion of the project at this time.

Funding For the Project

The FY 2014/15 Capital Improvements Plan includes \$1,500,000 for the GT1 Engine Replacement and Generator/Turbine Inspection and Overhaul and \$300,000 for the GT1 Evaporator Cooler. Costs associated with the failure of the engine, less a \$350,000 deductible are covered by insurance, which paid the City \$1,093,350. **Therefore, the budget, including CIP and insurance payment is \$2,893,350. The expenses total \$2,921,992, leaving a difference of \$28,642.**

At the time the contracts were awarded it was noted that any shortfall will be covered by savings in the Cooling Tower Repairs project that was included in the FY 2015/16 CIP. The bid came in for this project approximately \$1,000,000 less than budgeted.

To date the budget for this CIP project has the following items encumbered:

\$1,500,000	FY 2014/15 CIP GT1 Inspection & Overhaul
\$ 300,000	FY 2014/15 Evaporator Cooler
<u>\$1,093,350</u>	Insurance Payment (estimated)
\$2,893,350	Total Revenue Available For the Project
\$153,310	Paid to WGPW for inspection of GT1 and removal and disassembly of the engine
\$216,000	Encumbered not-to-exceed amount for Engineering Services
\$949,950*	Cost for WGPW Contract - Engine
	* Amount does not include applicable Iowa sales tax. City of Ames will pay applicable sales tax directly to the State of Iowa.
\$30,800	WGPW Change Order #1
\$11,700	WGPW Change Order #2
\$1,528,490	Cost for MMC Contract – Inlet Air System & Exhaust
\$4,027	MMC Change Order #1 Exhaust
\$11,239	MMC Change Order #2 Exhaust
\$3,654	MMC Change Order #3 Exhaust
\$4,799	MMC Change Order #1 Inlet
\$602	MMC Change Order #2 Inlet
<u>\$7,421</u>	MMC Change Order #3 Inlet
\$2,921,992	Total Estimated Cost For The Project

ALTERNATIVES:

- 1) Accept completion of the contract with Wood Group Pratt & Whitney, Bloomfield, CT, for Bid No.1 Gas Generator in the amount of \$992,450, and authorize final payment to the contractor.
- 2) Delay acceptance of this contract.

MANAGER’S RECOMMENDED ACTION:

The contractor for the Bid No. 1 Gas Generator category of the GT1 Return to Service Project 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 contractors.

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

Staff Report

321 STATE AVENUE RESIDENTIAL DEVELOPMENT OPTIONS

March 6, 2018

BACKGROUND:

The City Council recently provided direction to staff in January 2018 to proceed with the design and construction of Tripp Street through the 321 State Avenue site to facilitate the eventual development of the site. The City Council, however, deferred a final decision regarding the preferred development option for the site to a later time. The staff is now seeking direction regarding this issue in order to continue to work on plans for development of housing on the site in conjunction with our proposed 2018-19 CDBG Annual Action Plan.

Staff has previously outlined options for allowing for detached and attached single-family housing as well as options for small scale multi-family housing on the site or in combination with relocation of Franklin Park. **Regardless of the type of housing built, a minimum of 51% must be affordable to households that earn 80% or less of the Ames median income (AMI).** Each of the above options can address a housing goal that is outlined in the CDBG 2014-18 Consolidated Plan. The Plan identified a need for affordable housing for both ownership and rental housing. However, the beneficiaries of each housing type (single-family vs. multi-family) will likely have different household income level. Additionally, the number of beneficiaries will vary greatly between ownership and rental housing options.

The City Council first considered development options and uses for the site in January 2017 to help shape the original RFP. At that time, City Council directed staff to prepare an RFP with options for either ownership or rental of the affordable homes or for ownership of market rate homes. In addition, the RFP included limits on building types to either single-family detached or single-family attached housing. With the original requirements and financial incentives, J-CORP was the only proposal the City received. Council directed staff to increase available financial incentives to a maximum value of approximately \$900,000 for infrastructure along with first time homebuyer assistance as part of the proposed FY18-19 CDBG Annual Action Plan.

City Council must again consider how to define the range of allowable uses desired for the site.

Option 1 - Single Family Attached and Detached Homes, With A Developer

Construction of single-family homes for ownership purposes typically benefits households at the upper end of affordability definitions, i.e. maximum of 80% of AMI. Depending on resale restrictions, the production of that home may benefit one low income household if they remain in the structure for a long period of time. If a homeowner sells the home in relatively short period of time the City may recoup part of its investment and may or may not be able to place another low income household within home. Homes that are not part of minimum 51% affordable requirement are defined as market rate homes and can be sold at any price with no specific resale restrictions.

City Council can direct staff to proceed with plans for development of the 10 acre site in a similar manner to the 2017 RFP that allowed for either attached or detached single-family structures. **In this scenario, staff would again prepare an RFP looking for a partner developer/builder.** The terms would be adjusted to account for changes to level of City subsidy and the requirement for only a minimum of 51% the homes as affordable. Staff believes that the affordable homes in this option should be designed as 3-bedroom homes with a price point not to exceed \$120,000 to \$130,000 with options to potentially reduce costs for specific buyer needs.

Option 2 - Single Family Detached Homes, With City As Developer

A second option is for staff to contract for preparation of subdivision plans without a development partner. This alternative could be scaled to either part of the site or the whole site. This is a viable alternative if the City Council prefers only a simplified concept of single-family detached development. **The City would be responsible for preparing and finalizing the subdivision layout and then responsible for identifying homebuilders for the affordable home lots.** The City would likely sell the market rate lots to help support the affordable home lots.

Option 3 - Single-Family and Multi-Family Rental Development, With A Developer

Construction of some multi-family housing will likely address low income housing needs for households earning 60% or less of AMI. Additional income levels may be accommodated as well to broaden the range of households within a project. Rental housing would include a deed restriction limiting use of the property to affordable housing for 20 to 30 years. Single-family homes could be a combination of market rate and affordable homes. If construction of multi-family units meets all of the affordable housing production requirements, there would be substantial flexibility in the sales prices of the single-family homes.

Staff has previously described options of considering multi-family housing with small apartment buildings as a way to potentially leverage outside resources for development of the site. Adding multi-family rental housing to the options likely changes both the

financial structure of a development deal and addresses a lower household income level of affordable housing. This option may be financially viable with a development partner that would use Low Income Housing Tax Credits (LIHTC). The sale of single family lots could also be used to assist in lowering overall development costs.

Staff has identified two different alternatives for considering small apartment uses to meet the affordable housing goals for the NRSA. Multi-family could be constructed on part of 321 State Avenue or it could be constructed on the Franklin Park site with the construction of a new park at the 321 State Avenue site.

If Franklin Park were to be relocated, then affordable housing configured as apartments could be permitted at the former Franklin Park site to meet the affordable housing obligations for all developments in this NRSA. Single-family homes would also be part of both alternatives to construct multi-family housing. Attachment B is a conceptual layout of a mix of housing types and a relocated 3-acre park to 321 State Avenue. Staff believes an allowance for a minimum of 40 apartments would be needed to attract LIHTC development interest.

Both alternatives have benefits of broadening the range of low income households that could benefit from the development of affordable housing. There are trade-offs with each version. Incorporating multi-family housing at 321 State Avenue may be a lower cost option than relocating the park. However, the Franklin site may be a better contextual fit for multi-family rental due to existing abutting multi-family development and the close proximity to Lincoln Way. Staff could prepare options with or without Franklin Park and seek feedback from a neighborhood meeting regarding these options.

Once staff completed outreach, staff would provide an overview to City Council and seek direction on a preferred option and whether to proceed with a RFP to find a partner affordable housing apartment developer. The timing for this option is critical when trying to coordinate with the upcoming LIHTC timelines. Ideally, the City would need to make a decision on issuing the RFP by May and seek proposals in July to allow for the selected developer to apply for the LIHTC funding by December of 2018.

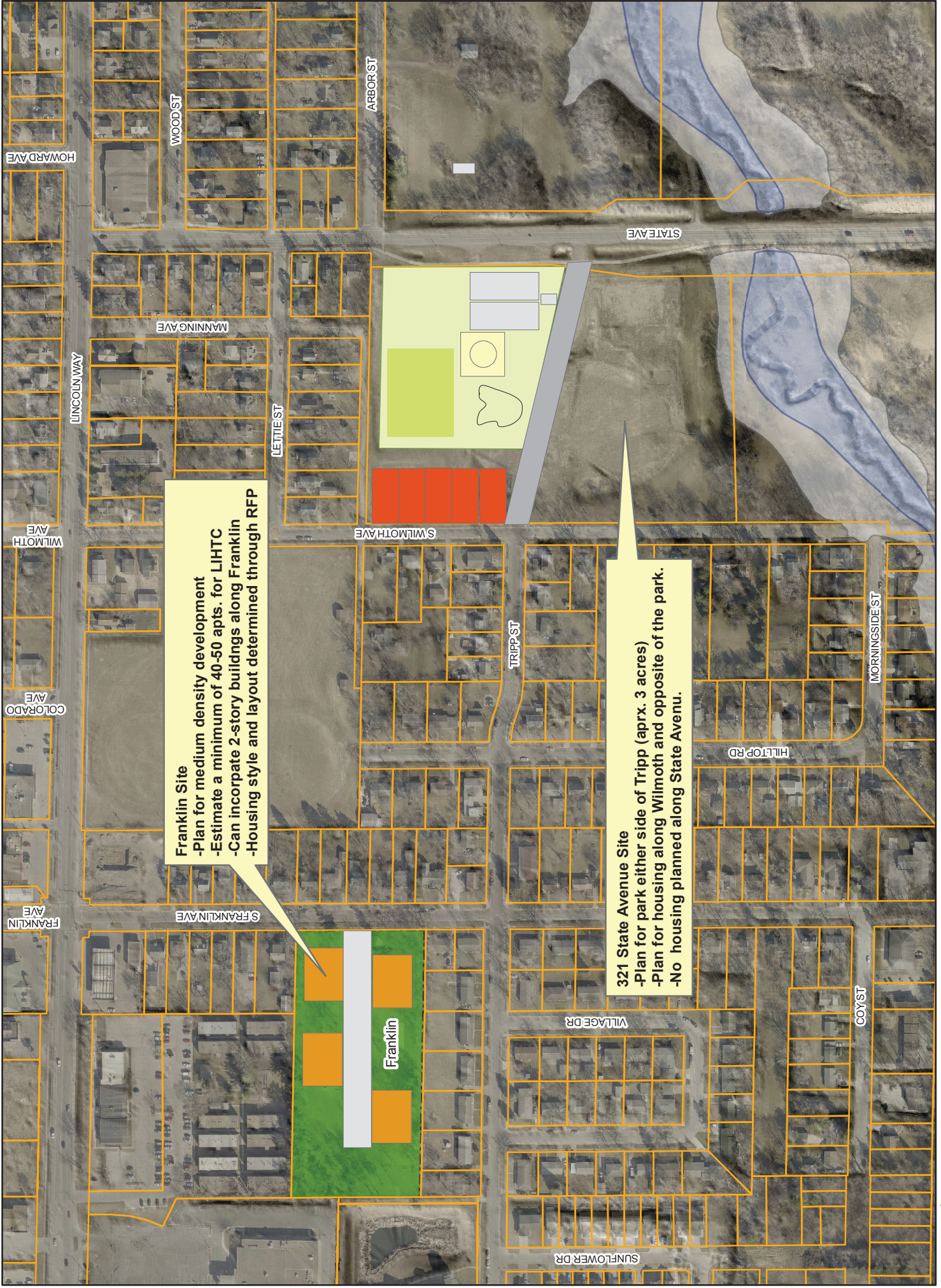
STAFF COMMENTS:

Because of our experience with Option 1 in 2017, the City Council might want to give consideration to Option 3. Multiple objectives for affordable housing and development of the 321 State Avenue site within the Neighborhood Revitalization Strategy Area can be met with this option to allow for both single-family ownership homes and small scale multi-family rental homes.

Before finalizing an RFP under this option, a neighborhood meeting should be held to help develop parameters for the project. Staff would then present the RFP, describe the City's overall goals for development, and define the City's financial resources supporting

the project. Finally, staff would seek proposals early in the summer and present the most qualified proposals for City Council's approval later in the summer.

If City Council prefers to focus only on single-family options, then City Council would need to provide direction on pursuing a new partner developer through another RFP process or to have staff plan for platting of a subdivision on its own.



Franklin Site
 -Plan for medium density development
 -Estimate a minimum of 40-50 apts. for LIHTC
 -Can incorporate 2-story buildings along Franklin
 -Housing style and layout determined through RFP

321 State Avenue Site
 -Plan for park either side of Tripp (appr. 3 acres)
 -Plan for housing along Wilmoth and opposite of the park.
 -No housing planned along State Avenue.

Relocate Franklin Park Concept



1 inch = 277 feet

Date: 1/19/2018

ITEM # 27
DATE: 03-06-18

COUNCIL ACTION FORM

SUBJECT: PUBLIC HEARING AND NOTICE OF INTENT TO ISSUE \$8,525,000 ESSENTIAL AND ESSENTIAL CORPORATE PURPOSE GENERAL OBLIGATION BONDS, AND ASSOCIATED TAX LEVY FOR DEBT SERVICE

BACKGROUND:

The FY 2018/19 budget includes a number of General Obligation (G.O.) Bond-funded capital improvements. A public hearing is required to authorize issuance of bonds and the levy of property taxes for debt to be issued. The dollar amounts and corresponding property tax levy for the planned G.O. bond issue are included as part of the FY 2018/19 budget. City Council set March 6, 2018 as the date of the public hearing for issuance of the bonds.

The G.O. Bonds and debt service levy for the FY 2018/19 budget are based on projects listed in the table below. Council authorization will be required at a later date to authorize the sale of the bonds. Bonds are expected to be issued shortly after the start of the new fiscal year.

Per the Iowa Code, the City may issue bonds both for “essential corporate purposes” and “general corporate purposes”. The types of projects that can be funded for “general” or “essential” purposes are defined in the Iowa Code. Bonds issued for general corporate purposes are limited to an annual issuance of \$700,000 and are subject to a reverse referendum. In past years, the City has rarely issued bonds for general corporate purposes; the last instance was in 2011 for improvements to City Hall. With the shifting of certain capital projects for City facilities away from Local Option Tax funding to General Obligation bonds, issuance of bonds for general corporate purposes will become more common. The current CIP includes bonds for general purposes in FY 20/21 and FY 22/23.

For the upcoming issue, the \$137,000 Fire Station #1 Concrete Replacement project falls into the general corporate purpose category. Council will actually hold two hearings, one for the bonds to fund essential corporate purpose projects and one for general corporate purpose projects. Once hearings are held, bonds are sold together in a single offering.

Please note that in addition to the amount to fund the \$7,987,000 in G.O. Bond-funded capital projects, the not-to-exceed amount for the issuance includes a \$538,000 (\$13,000 for general purposes and \$525,000 for essential purposes) additional authorization to allow for issuance costs and the option to sell our bonds at a premium over the face value of bonds. This will allow the City to accept an optimum bid with face value of bonds greater than the \$7,987,000 needed to accomplish our projects. In any

case, debt will not be issued in an amount where debt service exceeds the property tax levy included in the proposed budget. The proposed bond issue complies with the Council approved debt policy.

The Capital Improvements Plan’s 2018/19 G.O. Bond issue includes the following:

City-Wide Radio System	\$1,000,000	
Grand Avenue Extension	3,700,000	
Fire Station #1 Concrete Replacement Gen. Corp Purp.	137,000	
Collector Street Pavement Improvements	1,750,000	
Asphalt Street Improvements	1,400,000	
Subtotal Tax Supported Bonds		\$ 7,987,000
Issuance Cost and Allowance for Premium		538,000
Grand Total – 2018/19 G.O. Issue		\$ 8,525,000

ALTERNATIVES:

1. Hold public hearings to authorize the issuance of Essential Corporate Purpose General Obligation Bonds in an amount not to exceed \$8,375,000 and General Corporate Purpose General Obligation bonds in an amount not to exceed \$150,000. After the public hearing and approval of the bond issuance totaling \$8,525,000, a property tax pre-levy resolution to pay principal and interest on the bonds is required.
2. Reject the action to approve the bond issue and levy of taxes. Rejection of the bond issue and levy of taxes will prevent the City from completing the bond-funded projects reflected in the CIP.

MANAGER’S RECOMMENDED ACTION:

Prior to the issuance of debt, state law requires that a public hearing be held and that a pre-levy resolution be adopted for bonds not yet issued to be repaid from the property tax levy. This is a required step in order to accomplish the Council’s approved capital improvements for the upcoming fiscal year.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby after the public hearing, the council authorize the issuance of Essential and General Corporate Purpose General Obligation Bonds and in an amount not to exceed \$8,525,000.

COUNCIL ACTION FORM

SUBJECT: WIRELESS COMMUNICATIONS FACILITIES TEXT AMENDMENT

BACKGROUND:

The operation of wireless communication facilities are licensed and regulated by the Federal Communications Commission (FCC). The principal law regarding regulation of personal wireless services is the Telecommunications Act of 1996, which among others things, sets forth the policy of the federal government to promote deployment of personal wireless services. To date, local authority regarding the siting of new wireless facilities has been preserved when a local government does not act as a barrier to providing wireless service consistent with the intent and provisions of the 1996 Telecommunications Act. However, **in the past two years, a city's ability to regulate construction of wireless transmission facilities and the manner in which a city permits alterations of existing wireless facilities has come under state regulation that further limits local authority. Due to these recent changes, modifications to the City's standards and process for review of wireless facilities are needed.**

In 2015, the federal government and Iowa legislature independently adopted new rules and legislation relating to how cities can regulate wireless transmission facilities. In summary of the two Iowa Code changes, **a city can no longer consider issues of technology or business needs (e.g. proposed location or coverage objectives) for a new wireless tower.** The laws also allow for modifications to existing facilities that are not substantial changes as defined by state law. Small wireless facilities as defined by state law that are within the right-of-way or on public structures are to be approved with administrative review when they are similar in size and appearance to other utility poles and structures. The state law changes also allow for placement of any type of wireless telecommunications equipment, not just personal wireless, as addressed by federal law. Additionally, cities must act in specified time periods, otherwise an application will be deemed approved.

To address the recent changes in state law, staff has drafted new standards for the City's wireless communication facility standards of Section 29.1307 of the Ames Municipal Code. The proposed changes principally address definitions and the approval process for wireless facilities with some changes to development standards. Due to the 2017 changes concerning permits in the right-of-way, staff also recommends that the Zoning Ordinance standards do not apply to the right-of-way and that the City establish separate processes and standards for right-of-way within Chapter 22A (Rights of Way) of the Municipal Code. Chapter 22A amendments would occur subsequent to the Zoning Ordinance changes.

Ames allows for wireless telecommunication facilities in all zoning districts and the current zoning ordinance does not distinguish between locations in the right-of-way and private property. New towers are also allowed in all zoning districts subject to approval of a Special Use Permit by the Zoning Board of Adjustment, based upon the height of the tower exceeding 50 feet. Most commonly, new towers in the past five years in Ames have been between 120 and 150 feet in height and can host two to three wireless service providers. In specialty situations, towers may be lower in height and host only one carrier due to site size and setbacks. Alterations to existing facilities or co-location on existing structures are administrative staff approvals provided that the alteration to a tower is minor in nature. For example, placing wireless equipment on a water tower that already exceeds 50 feet in height does not trigger a special use permit review nor does placing an additional carrier's equipment on an existing tower.

The City's current ordinance was adopted in 2000 and was based on the premise of supporting deployment of wireless services through a preference for co-location of wireless antennas on existing facilities and to minimize the number of new towers built in the city. Part of the criteria for a new tower was to consider the need for the service and if it was feasible to co-locate the facility in lieu of building a new tower. **The basic standards for siting a tower are setbacks based upon height, screening of ground equipment, monopole construction, and no inference with airport operations. In large part, these standards are maintained in the proposed new ordinance, except for the ability to consider other co-location opportunities before constructing new towers.**

Development standards modified with the proposed text amendment are to require a setback of 50% of the tower height, rather than a minimum of 60 feet or 50% of the height, eliminate the parking requirement, and include a quarter mile separation standard if the design does not incorporate "stealth" aesthetic treatments. A new section has been created to allow for temporary installations that do not trigger full site improvement standards. Staff has attached an addendum below that describes the changes being made to Section 29.1307. The complete draft ordinance is also attached.

PLANNING & ZONING COMMISSION RECOMMENDATION

At the January 17th Planning & Zoning Commission meeting the commission voted 4-0 to recommend approval of the proposed new standards for Wireless Communications Facilities with small wireless facility placement in rights-of-way addressed in Chapter 22A.

ALTERNATIVES:

1. The City Council can approve on first reading changes to Chapter 29 zoning standards for wireless communications facilities and direct the City Attorney to prepare amendment to Chapter 22A for wireless permitting standards within the right-of-way.

2. The City Council can approve alternative language governing standards for wireless communications facilities.
3. The City Council can request additional information from staff and defer action on this item.

CITY MANAGER'S RECOMMENDED ACTION:

Although the City already permitted and encouraged co-location with administrative review, the proposed changes are needed to fully comply with recent changes in state law. Staff believes that addressing right-of-way installation via Chapter 22A and addressing private property installation via Chapter 29.1307 provides the appropriate level of review to ensure compliance with requirements and to avoid confusion of setback and spacing requirements. The proposed changes to development standards are minor for new wireless towers and are designed to facilitate smaller tower designs with more compatible visual aesthetics.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 which is to adopt new language governing wireless communications facilities within Chapter 29 and address right-of-way installation within Chapter 22A.

ADDENDUM

Proposed Text Amendments

To clarify the applicability of the state law changes, staff describes below the changes that are mandatory and as they related to rights-of-way and to private property sites. Staff has listed out what review procedures city can or must abide by based on whether a facility is proposed on private property or within public rights-of-way.

Wireless Facilities on Private Property

The city's ability to require a Special Use Permit for siting of a wireless facility on private property varies based on what is proposed as a new installation or modification. These points are highlights of when the city can require a Special Use Permit and when it cannot.

The city may require a Special Use Permit under state law when a wireless provider proposes to site a wireless facility in the following manner and are incorporated into the draft text amendment.

- A public structure that does not currently support wireless communications equipment such as a public building or a water tower.
- A new tower that exceeds 50 feet in height
- A new small wireless facility on private property in an exclusive single-family residential zone, such as RL, FS-RL, F-PRD, Village, or Historic District.
- Co-locating a small wireless facility in a zone that is exclusively single-family residential, such as RL, FS-RL, F-PRD, Village, or Historic District.
- When co-locating with an existing wireless facility or support structure causing a change to the height or size of the structure by more than 10% or 20 feet (whichever is greater).

The city cannot require a Special Use Permit when a wireless provider proposes to site a wireless facility in the following manner:

- Locating a small wireless communications facility on a public structure that already supports wireless communications equipment.
- A new wireless communications structure that is less than 50 feet in height (optional standard).
- When co-locating a small wireless facility with existing wireless communications equipment in any zone that is not exclusively single family residential zone, such as the RL, FS-RL, F-PRD, Village, or a Historic District.
- When co-locating with an existing wireless facility or support structure causing a change to the height or size of the structure by less than 10% or 20 feet (whichever is greater).

Wireless Facilities in the Public Right-of-Way

The current zoning standards do not differentiate tower standards between rights-of-way and private property. The new state laws address specific requirements in relation to rights-of-way and utility poles. It is important to note that state law includes an expansive definition of Utility Pole to include almost any type of existing pole in the right of way or any new pole that is similar to a pole within 500 feet of the new pole. The placement of wireless facilities in public right-of-way is generally limited to "small

wireless facilities” as defined by state law, antennas less than six cubic feet and equipment less than 28 cubic feet. Staff proposes that the standards for review and approval of small wireless facilities in the right-of-way be moved to Chapter 22A of the Municipal Code and out of the Zoning Ordinance for ease of administration by staff.

The city may require a Special Use Permit for the siting of a wireless facility within public right-of-way in the following manner:

- When siting small wireless communications equipment in the public right-of-way in an exclusive single family residential zone, such as RL, FS-RL, F-PRD, Village, or Historic District (optional standard).
- Changes to existing towers or utility poles that are substantial changes or do not meet the definition of a small wireless facility (optional).

The city cannot require a Special Use Permit for the siting of a small wireless facility within public rights of way in the following manner:

- Placement of wireless communications equipment on existing utility poles that are not a substantial change.
- Placement of small wireless communications equipment (including support structure of a new utility pole) within the public right-of-way in any zone that is not exclusively single family residential zone, such as the RL, FS-RL, F-PRD, Village, or a Historic District.

Changes to Wireless Facility Review Processes and Development standards

The proposed zoning text amendment includes revisions to the definitions, approval standards and the application process. These revisions have been written with recent legislative changes in mind.

Applications

Staff has defined a new application process to distinguish between obtaining a Special Use Permit from the Zoning Board of Adjustment and those that may be administratively approved. The design standards will be the same for each permit, but the Special Use Permit general criteria will not apply to the administrative wireless permits. The primary threshold for determining a special use permit or administrative approval is the 50-foot tall tower height or if the facility is a co-location or small wireless facility. Staff recommends adding a requirement for visual simulations for new towers to accompany required site plan and architectural plans. All applications for Special Use Permits for new towers must be considered within 150 days of submission. Any application for a substantial change on an existing tower must be acted upon within 90 days of submission. Small Wireless facility applications must also be acted upon within 90 days of submission.

Staff recommends creating an application to address temporary cell site installations that would last for less than six months. Requests for temporary installations are usually associated with events, such as football games, where additional capacity is needed but not justified for a long term investment. Temporary towers would be exempt from most other standards and only subject to Zoning Board of Adjustment Special Use Permit approval if such towers exceed 50 feet in height. Staff is also proposing that temporary

towers be prohibited in all residential zones.

Separation & Design

The standards for co-location preference have been deleted as necessitated for conformance to state law. The proposed text amendment does contain a new provision which establishes a separation requirement between towers of a minimum of one quarter mile with an exception for towers designed to be architecturally compatible with its surroundings or a stealth design. Design options such as bell towers, trees or other aesthetically pleasing architectural features help camouflage the appearance of a tower and can thus be considered as having much less visual disruption to the area. The separation standard does not apply to facilities located in the right-of-way.

Staff recommends adjusting the setback standard for new towers. Staff recommends deleting the 60-foot minimum requirement and rely solely upon the 50% of the tower height standard. Staff believes this change would act as a small incentive to construct lower height towers since the setback would then be less for lower height towers.

Staff recommends deleting the requirement for a paved parking space with each facility. The proposed design cannot interfere with other required parking on a site. Access to facility must meet paving requirements unless approved by the Zoning Board of Adjustment with a Special Use Permit. This change allows for consideration of the need for paved access and parking for remotely located sites and minimize site disturbance.

Painting & Visual Aesthetics

The proposed standards outline methods that are meant to encourage compatible visual aesthetics and address the visual impact of large towers in prominent locations. Towers shall maintain a galvanized steel finish of gray or white. The base station related to support structures and towers shall be screened with material consisting of colors, textures and landscaping that blend them into the natural surroundings. Conduit or cable must be concealed on towers. The proposed standards emphasize consideration of stealth techniques and flush mount systems adjacent to residential uses, prominent commercial areas and entryways into the City.

Monopole designs are permitted throughout the City for new towers. Lattice or guyed wire towers are prohibited unless located within industrial zoning districts.

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING CHAPTER 29, ARTICLE 13, SECTION 13.307 AND ENACTING A NEW CHAPTER 29, ARTICLE 13, SECTION 13.307 THEREOF, FOR THE PURPOSE OF WIRELESS COMMUNICATIONS FACILITIES; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT, PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing Chapter 29, Article 13, Section 13.307 and enacting a new Chapter 29, Article 13, Section 13.307 as follows;

“Sec. 29.1307. WIRELESS COMMUNICATIONS FACILITIES.

(1) **Scope, Purpose, and Policy.** The provisions of this Section apply to, and apply only to, the placement, construction and modification of that which is called a "wireless communications facility". It is the intent of this ordinance to uphold the provisions of Section 704 of the Telecommunications Act of 1996 and Iowa Code Chapter 8C. It is the intent of this Ordinance not to discriminate unreasonably among providers of functionally equivalent services and not to have the effect of prohibiting the provision of wireless services. Any request for authorization to place, construct, or modify personal wireless communications facilities shall be acted on within a reasonable time after the request is duly filed with the proper city office, taking into account the scope and nature of such request. Any decision to deny a request to place, construct or modify wireless communications facility shall be in writing and supported by substantial evidence contained in a written record.

(2) **Definitions.** For the purpose of this Section, the following definitions shall apply:

(a) **Base Station** means any structure or equipment that enables communication between equipment and the network. Base Station includes but is not limited to equipment associated with wireless communications services such as private, broadcast, and public safety services and unlicensed wireless services and fixed wireless services such as microwave backhaul. Base Station includes but is not limited to radio transceivers, antennas, coaxial or fiber optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration. Base Station includes a structure other than a tower that, at the time the relevant application is filed with the state or local government, supports or houses equipment described in this subsection that has been reviewed and approved under the applicable zoning or siting process, or under another state or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support.

(b) **Cell Site** means a tract or parcel of land that contains the wireless communication antenna, its support structure, accessory building(s), and parking and may include other uses associated with and necessary for wireless communication transmission.

(c) **Collocation** means the mounting or installation of additional transmission equipment on a wireless support structure or tower already in use for the purpose of transmitting or receiving radio frequency signals for communications purposes.

(d) **Small Wireless Facility** means a wireless facility that is consistent with the terms of the State of Iowa Code Section 8C.2(12) and includes the following:

- (i) Each antennae is no more than 6 cubic feet in volume.
- (ii) All other equipment associated with the small wireless facility is cumulatively no more than twenty-eight cubic feet in volume.

(e) Substantial Change means an increase in height by more than twenty feet or 10% (whichever is greater) when the tower is located outside public right-of-way, protruding from the tower edge by more than twenty feet if outside the public right-of-way or by more than six feet if in the public right-of-way, excavating or defeating existing concealment elements.

(f) Tall Structure means any structure the top of which is more than 50 feet above grade.

(g) Temporary Tower(s) means a tower of any height and its base station that is in place no longer than 6 months at a given time. Such structures must be designed to be easily moved and transported within short periods of time.

(h) Tower means a structure built for the sole or primary purpose of supporting an antenna and the associated facilities authorized or licensed by the Federal Communications Commission. Tower includes structures constructed for wireless communications services, including but not limited to private, broadcast and public safety services and unlicensed wireless services and fixed wireless services, such as microwave backhaul, and the associated site.

(i) Transmission Equipment means equipment that facilitates transmission for a wireless communications service licensed or authorized by the Federal Communications Commission, including but not limited to radio transceivers, antennas, coaxial or fiber optic cable, and regular and backup power supply. Transmission equipment includes equipment associated with wireless communications services, including but not limited to private, broadcast, and public safety services, such as wireless local area network services and services utilizing a set of specifications developed by the institute of electrical and electronics engineers for interface between a wireless client and a base station or between two wireless clients, as well as unlicensed wireless services and fixed wireless services, such as microwave backhaul.

(j) Wireless Support Structure means a structure that exists at the time an application is submitted and is capable of supporting the attachment or installation of transmission equipment in compliance with applicable codes, including but not limited to water towers, buildings, and other structures, whether within or outside the public right-of-way. Wireless support structure does not include a tower or existing base station.

(3) **Wireless Permit Required.** A cell site with antenna that is attached to an existing communications tower, smoke stack, water tower, or other tall structure is permitted in all Zones. The alteration of the antenna shall not constitute a Substantial Change as defined in this ordinance

(4) **Special Use Permit Required.** A cell site with antenna that is either not mounted on an existing tall structure or constitutes a Substantial Change shall not be permitted except pursuant to a Special Use Permit issued by the Zoning Board of Adjustment pursuant to both Section 29.1503 and the provisions of this Section. Upon receipt of an application for construction of a new tower to the City, the Zoning Board of Adjustment has 150 days to act upon said application. If the application is for a substantial change of an existing structure the Zoning Board of adjustment has 90 days to act upon said application.

(5) **Additional On Site Activities.** Any other activity on a cell tower site not directly related to the operation of the tower and related tower equipment, such as additional business or non-essential storage, is prohibited unless approved pursuant to a special use permit.

(6) **Monopoles Required.** All towers shall be "monopole" except lattice or guyed towers may be approved in Industrial Zones.

(7) **Temporary Towers.** The following standards shall apply to all temporary tower placement:

(a) Temporary towers are prohibited in all residential zones.

(b) Financial Security must be submitted prior to approval of a temporary tower permit to ensure that upon removal of a temporary tower the site is returned to its original condition.

(c) Temporary towers are subject to both Special Use Permits and Wireless Permits depending on the height of the proposed temporary tower.

(8) **Cell Site Standards.** The following standards and procedures, in addition to those contained in Section 29.1503, shall apply to the issuance of a Wireless Permit and issuance of a Special Use Permit for a cell site with antenna:

(a) Tower Height. The applicant shall demonstrate, to the reasonable satisfaction of the Zoning Board of Adjustment that the antenna is the minimum height required to function satisfactorily. No antenna

or tower shall be constructed, altered, or maintained so as to project above any of the imaginary airspace surfaces described in FAR Part 77 of the FAA guidance on airspace protection.

(b) Setbacks from Base of Tower. The minimum distance between the base of the support or any guy anchors and any property line shall be equal to 50% of the antenna height.

(c) Antenna Support Structure Safety. The applicant shall demonstrate, to the reasonable satisfaction of the Zoning Board of Adjustment that the proposed antenna and support structure are safe and the surrounding areas will not be negatively affected by support structure failure, falling ice or other debris, or radio frequency interference. All support structures shall be fitted with anti-climbing devices, as approved by the manufacturers.

(d) Screening. Appropriate screening shall be installed composed of wood, masonry material or other substantial materials. Landscaping may also be required.

(e) Painting and Visual aesthetics. The design of towers, antennas and base stations should minimize the adverse visual impact of the facility through siting, landscape screening, and stealth techniques.

(i) Towers shall either maintain a galvanized steel finish (dull gray or white) or, subject to any applicable standards of the FAA, be painted a neutral color so as to reduce visual obtrusiveness to the maximum extent possible.

(ii) The design of the base station and related structures shall, to the maximum extent possible, use materials, colors, textures, screening, and landscaping that will blend them into the natural setting and surrounding buildings.

(iii) The wireless facility shall be designed to complement the physical landscape in which they are intended to be located. Examples of stealth techniques that may be compatible include but are not limited to faux trees, unipoles/slick sticks, bell towers, etc. New stealth towers shall be configured and located in a manner that shall minimize adverse effects including visual impacts on the landscape and adjacent properties. New freestanding structures shall be designed to be compatible with adjacent structures and landscapes with specific design considerations such as architectural designs, scale, color and texture.

(iv) Conduit or cable must be concealed on towers with externally mounted equipment.

(v) The use of internally mounted or flush mounted technology is encouraged when adjacent to residential areas, prominent commercial areas and prominent entryways to the city.

(f) Air Safety. Support structures 200 feet in height or taller, or those near airports, shall meet all Federal Aviation Administration regulations.

(g) Separation Requirements. Towers exceeding 50 feet in height, except those incorporating stealth techniques, shall be placed at minimum one quarter mile apart. Wireless facilities in rights-of-way are not subject to separation requirements.

(h) Access. All access to wireless communications sites must be hard surface (PCC or HMA) unless approved otherwise subject to a special use permit by the Zoning Board of Adjustment. Placement of a tower shall not affect the use or access to required parking of a principal use on site.

(9) **Special Use Permit Application Required.** Permits for new wireless communications facilities, substantial changes to existing wireless facilities and new small wireless facilities are reviewed and issued by the Zoning Board of Adjustment. This application shall require the applicant to submit the following items:

(a) Agreement with owner of the property if not owned by the applicant.

(b) Engineered drawings and specifications of the location, equipment to be installed and designed appearance of the facility.

(c) Property lines and setbacks of existing and proposed structures

(d) Rights of Way

- (e) Manufacturers spec sheet and photographs
- (f) Architectural elevations drawn to scale with regard to appearance, screening and special features.
- (g) Photographic visual simulation.
- (h) Affidavit explaining reasons why co-location was not chosen.

(10) **Wireless Communications Permit Application Required.** An Application for co-location or a change that does not constitute a substantial change of a wireless communications facility shall be filed with staff for review prior to any issuance of a permit. This application shall require the applicant to submit the following items:

- a. Engineered drawings and specifications of the location, equipment to be installed and designed appearance of the modified facility.
- b. Property lines and setbacks of existing and proposed structures
- c. Rights of Way
- d. Manufacturers spec sheet and photographs
- e. Architectural elevations drawn to scale with regard to appearance, screening and special features.

(12) **Changes.** There shall be no change in the exterior appearance of a cell site, including any change in the profile of the tower, that is a departure from what was shown or represented in the approved Special Use Permit except as allowed by this ordinance.

(13) **Engineered Addition.** If an additional antenna is installed on an existing antenna support structure, engineering data and certification by a licensed professional engineer assuring that the installation is structurally sound within the standards of good engineering practice shall be provided to the City Building Official.

(14) **Removal.** If a cell site, or any antenna support structure, is not used for a period of one year, it shall be the duty and obligation of the party then in possession and control of the site to have the unused antenna support structure and any other unused cell site apparatus completely dismantled and removed from the site.”

Section Two. Violation of the provisions of this ordinance shall constitute a municipal infraction punishable as set out by law.

Section Three. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Four. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

John A. Haila, Mayor

COUNCIL ACTION FORM

**SUBJECT: ZONING TEXT AMENDMENT FOR LINCOLN WAY CORRIDOR PLAN
IMPLEMENTATION OF THE DOWNTOWN GATEWAY COMMERCIAL
ZONING DISTRICT STANDARDS**

BACKGROUND:

The Downtown Gateway area is a Focus Area for redevelopment identified within the Lincoln Way Corridor Plan. The Downtown Gateway area is generally described as property on the north and south side of Lincoln Way extending from Grand Avenue to Duff Avenue (Attachment 1-Potential Rezoning Area). The Corridor Plan identified redevelopment and repositioning of commercial properties in the Downtown Gateway Area to support a transition to more intense and urban development. To facilitate this desired change to the area staff believes allowing for mixed-use residential development and reductions in parking requirements are beneficial. Additionally, any new zoning will need to strike a balance between accommodating commercial uses in traditional one and two-story buildings while allowing for multi-story redevelopment that includes housing versus mandating multi-story development. Staff believes continuing to emphasize commercial use as a priority in the Downtown Gateway Area is important along Lincoln Way.

Staff proposes a new special purpose zoning district for the Downtown Gateway area. The proposed zoning is a new district for the City and is not an overlay of the existing Highway Oriented Commercial (HOC) zoning district or Downtown Service Center (DSC) zoning district. The proposed special purpose district includes standards based upon site size and proposed uses with specific street frontage requirements. The allowed uses are similar to those of the Downtown Service Center zoning district rather than the Highway Oriented Commercial zoning district.

Uses

Allowed uses are intended to be a more focused set of commercial uses compared to the HOC zoning district. **The allowed uses principally include office, retail sales and services, restaurant, recreation, and entertainment uses.** The intent behind the list of allowed uses is to focus on the desired commercial uses while helping to insure compatibility with any future residential that could be added to the area.

The proposed zone will prohibit the following uses that are permitted in the HOC zoning district: vehicle service facilities (gas stations and auto repair), vehicle sales, college and university, lodges and social clubs, catering establishments(primary use), medical centers, wholesale trade, detention facilities, sports practice facilities, and mini-warehouse. By prohibiting these uses it would preclude new establishments and also make existing uses non-conforming. For example, a gas station that exists today would become

nonconforming and be allowed to continue to operate as is, but they would be unable to expand or if they cease to operate it could not be restarted.

Drive through windows and pickup areas are also restricted within the proposed zoning standards. Drive through uses are not precluded in their entirety, but would have separation requirements. The proposed spacing standard is for no more than one drive through use per Lincoln Way street block face and no drive through uses are permitted along Kellogg Avenue. A drive through would be precluded if any part of the property had frontage along a block face of Lincoln Way that already has a drive through use, regardless of the ingress/egress to the site. The drive through limitation would apply to any type of use, fast food, banks, pharmacies, etc.

Residential uses for short-term lodging are permitted as a standalone use; however, household living may only be established as part of a mixed-use development. Major Site Development Plan review is required for any residential mixed-use development. No density standard will apply to the residential development for either a minimum or maximum. The goal is to promote smaller units at higher density and to allow for a limited number of larger units. No more than 25 percent of the total units in a development may exceed two bedrooms. No dwelling units shall exceed four bedrooms.

The proposed zoning standards do not prescribe a minimum total commercial square footage requirement in combination with mixed-use buildings. Specific tenant spaces sizes, orientation, and total square footage in a project will need to be evaluated on a case-by-case basis to determine if a proposed mixed-use design achieves the goals of the Corridor Plan for commercial first development plans that enhance the commercial options for the city and are complimentary to Downtown.

Parking

The proposed commercial standards are a hybrid of standard parking requirements and the reduced parking standards of Downtown Service Commercial. Staff did incorporate parking minimums for the district due to the lack of public parking in the immediate area and the desire to ensure that the commercial development was viable for a large range of uses. The proposed parking modifies commercial parking standards by reducing parking for larger sites to promote shared and common parking areas, principally for bar and restaurant uses. Individually developed sites are subject to standard parking requirements for commercial uses. Staff also added a fast food parking standard that is at 9 spaces per 1,000 square feet so as to not incent redevelopment with fast food establishments in this area.

The proposed requirement for commercial parking results in the 100 Block of Kellogg Avenue requiring parking compared the current DSC zoning where none is required. For the HOC zoned properties there is either no change or a potential reduction compared to current standards.

Residential parking standards are also a hybrid of the standards used in other parts of the City. The typical apartment standard is one parking space per bedroom. However, Campustown and Downtown only require one space per apartment

regardless of the number of bedrooms. In an effort to incentivize smaller apartment units and to recognize the area is highly walkable with multiple transportation options, parking is reduced for smaller units. Staff believes this a balance of allowing for a variety of unit configurations while promoting construction of smaller apartment units.

Apartment	Parking Spaces Required
Studio	0.8 per unit
1 Bedroom	0.8 per unit
2 Bedroom	1.0 per unit
3 Bedroom	2.5 per unit
4 Bedroom	4.0 per unit

The parking standards also permit additional reductions in parking through Major Site Development Plan approval. There are allowances for shared parking, remote parking, and collective parking. Reductions of up to 25% of the commercial parking can be approved through these options. Another unique standard relates to allowing for residential to be utilized in a shared or collective parking situation when at least one parking space per dwelling unit is provided on site assigned to the residential use. Typically, shared use of residential parking spaces is not permissible in other zoning districts.

The parking requirements include a bicycle parking standard for commercial uses. However, there are no mandatory bicycle parking standards for residential uses. Staff believes that most new residential apartment development accommodates bicycle parking and does not believe a prescribed parking standard is needed. However, for commercial uses visitor parking is not typically addressed by developers. Staff proposes requiring a minimum of four bicycle rack parking spaces with each building and that larger buildings include additional parking. A reduction in vehicle parking spaces can be accommodated with the provision of bicycle parking, with a maximum reduction of five vehicle parking spaces.

Lot Standards

The site development standards are intended to promote property aggregation to take advantage of increased development intensity compared to the current HOC zoning. Existing sites and buildings will not become non-conforming based upon lot size. Existing sites may be used in their current configuration and buildings can be modified under the new standards. However, mixed-use residential development with reduced parking standards will only apply to larger scale sites.

Minimum Lot Size is 1 acre and 100 feet of frontage on a public street for redevelopment intensification standards. Lots less than 1 acre in size or with less than 100 feet of frontage are subject to a use restriction of commercial uses only and must comply with standard parking requirements. A 1 acre standard means that for almost all properties in the Gateway Area that at least one additional property will need to be combined with another parcel to get to the larger site size for mixed use development.

For comparison, if the site size was set at 0.5 acres there would be approximately 22 out of 70 properties that could develop mixed use without property aggregation.

Building Setbacks

The Downtown Gateway Area consists of a street hierarchy with primary streets of Lincoln Way, Kellogg Avenue, Clark Avenue, and Duff Avenue. Secondary streets include Washington Avenue, Sherman Avenue, Market Avenue, Commerce Avenue, and Gilchrist Street. Additionally there are alleys within most of the block areas. Staff proposes to differentiate setbacks based upon street type and intended design aesthetic for the blocks.

In most cases there are minimal setbacks required to either encourage a building to be built up to the street, as is the case along Kellogg Avenue, or to ensure a site is redevelopable when accounting for lot sizes and restrictions on where parking is permitted on a site. The greatest setback is planned along Lincoln Way. This is due to the intended larger scale of buildings along Lincoln Way and the intent to include widened sidewalks along with redevelopment due to the narrow right-of-way width for Lincoln Way. Setbacks for corner properties can be reduced through design review when the buildings include specific features supportive of a pedestrian design.

There are no proposed minimum side or rear setbacks required for redevelopment projects.

Building Design

Due to the desired flexibility of uses and redevelopment options for the area, individual design standards are difficult to apply consistently through the district. The intent is to state base design standards and rely upon individual project review to ensure consistency with the overall design intent for the area. The Kellogg Avenue frontage has design preferences for storefront patterns of 25 feet for consistency with Main Street buildings. However, due to design options to promote gathering areas and entertainment uses, alternative design approaches can be approved that include high activity spaces and pedestrian friendly design features at the ground floor. The other areas in the district do not require a storefront pattern.

Kellogg Avenue includes design standard to act as a transition to historic Downtown with a minimum of two-story buildings, architectural detailing, high levels of glazing, and the use of clay brick façade materials. There are no specified percentages for brick, but it is a required material for each building.

Properties with frontage on other streets do not have as many mandatory standards. The design standards do require façade variation and detailing with use of clay brick without a specified percentage.

Planning and Zoning Commission

The Planning and Zoning Commission first reviewed issues related to creating a new zoning district at its November 15, 2017 meeting. Staff described the overall goals for the new zoning standards and some of the trade-offs in allowing for a wide range of flexibility. The Commission provided a consensus opinion of support for standards addressing the following issues:

- Property aggregation for larger site redevelopment.
- Rezoning of both sides of Lincoln Way.
- Allow for Mixed use development with smaller apartment sizes, but allow for some larger residential apartment units that exceed two-bedrooms.
- Allow for reduced parking compared to standard parking rates and encourage shared parking.
- Limit auto oriented uses, including drive through uses.
- Limit parking between buildings and a street.
- Includes design requirements that differentiate Kellogg Avenue as the gateway to Downtown with similar storefront patterns at the ground level.

The Planning and Zoning Commission reviewed the draft standards at their February 7, 2018 meeting and recommended approval of a draft ordinance with a 6-0 vote. The Commission discussed some of the outcomes of the zoning on nonconforming uses, building design requirements, reduced parking allowances, and the potential subsequent area for rezoning. The Commission also recommended addressing bicycle parking requirements and reviewing streetscape standards to include street trees.

Public Input

Staff provided mailed notification to property owners in the Downtown Gateway Area of a workshop on March 1st to discuss the proposed standards. Information about the draft standards and a presentation on the Downtown Gateway area is posted online on the Planning Division website.

Approximately 10 people attended. Most of the attendees were small business owners in the area. Questions were asked about the policies for land use changes in the area and how the area is different than Downtown. Three small business owners expressed concerns about how they could remodel or redevelop their properties compared to the current standards of HOC and DSC. A number of concerns were brought up concerning nonconformities that would occur if zoning is changed from HOC to Downtown Gateway Commercial for property owners that did not have an interest in redevelopment. Questions also were asked about changing the 100 Block of Kellogg from DSC to Downtown Gateway Commercial and how the mandatory building and parking requirements would affect these properties.

ALTERNATIVES:

1. The City Council can approve on first reading the proposed ordinance to create the new Downtown Gateway Commercial Zoning District.
2. The City Council can recommend alternative language for the proposed text amendment.
3. The City Council can request additional information and defer making a recommendation.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed zoning standards are an attempt to address the flexible design options for a wide range of uses, site sizes, and design priorities for different street frontages within the Downtown Gateway Area. The tradeoff of this approach is less predictability on final outcomes as many decisions on design will not be complete until final approval of a project.

Reuse of small sites will be permitted with staff approved Minor Site Development Plans. Major redevelopments or mixed-use developments will be subject to the Major Site Development Plan requirements where alternative standards may also be approved for a project.

Staff proposes no maximum height, floor area ratio, or density standards for development within the district. No base landscape or open space percentage requirements are included within the standards. Development would be required to comply with surface parking and front yard landscaping requirements for conventional development; however, redevelopment with large scale buildings and pedestrian oriented designs along streets would be exempt from most landscaping requirements in recognition of the urban design goals of the district.

The changes to allowed uses in the area will create a handful of non-conformities for vehicle oriented uses, such as gas stations, car washes, and auto repair if the zoning district is applied to all the properties within the area shown in Attachment 1. A final decision on the applicability of the zoning district to specific properties is not part of the review at this time and will be a separate noticed public hearing for review of a rezoning request initiated by the City. With City

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 to approve on first reading the ordinance for the new Downtown Gateway Commercial Zoning District.

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ENACTING NEW SECTIONS 29.1004 AND 29.1005 THEREOF, FOR THE PURPOSE OF DOWNTOWN GATEWAY COMMERCIAL ZONING; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting new Sections 29.1004 and 29.1005 as follows:

Sec. 29.1004 "DGC" DOWNTOWN GATEWAY COMMERCIAL

The Downtown Gateway Commercial Zoning District (DGC) is established to implement the vision and objectives of the Lincoln Way Corridor Plan and more specifically for the Downtown Gateway Focus Area.

The City of Ames finds that implementation of the DGC will facilitate redevelopment of the area consistent with the objectives of the Lincoln Way Corridor Plan and create new commercial retail, entertainment, and office uses that are a compliment to the Downtown area north of the Gateway Area. The Gateway Area is a commercial redevelopment area intended to promote an enhanced streetscape, commercial uses complimentary to the broader Downtown area with retail, entertainment, and employment, and in some situations the addition of mixed use residential development.

It is the purpose of the provisions of this Zoning District to promote public health, safety, and general welfare and define development procedures for obtaining the objectives of the Lincoln Corridor Plan with redevelopment of property within the District.

1. Development Process

Development or redevelopment of site is required to conform to this Chapter and the procedures of Article XV. The approval process within the District has been modified to address site size and the types of uses permitted on each site. A Building Design conformity finding is required with all Site Development Plans.

Major Site Development Plan review is required for mixed-use development. Mixed-use residential development requires a Major Site Development Plan to ensure the primary purpose of commercial development is accomplished in conjunction with the addition of housing. The Major Site Development Plan grants additionally flexibility for the configuration of a site and for the arrangement of uses. No Major Site Development Plan for Mixed-use development shall be approved that does not specify appropriate commercial tenant space sizes, orientation, and total square footage in a project. An appropriate mix of commercial and residential development will be evaluated on case-by-case basis to ensure a mixed-use project fulfills the redevelopment goals of the Lincoln Way Corridor Plan for commercial first redevelopment that incorporates community commercial uses and uses that are complimentary to Downtown.

(a) Standard Site

A standard site is defined as any site that that is less than one acre in net lot area or as a site that exceeds one acre in net lot area that does not include Household Living Mixed Use. A standard site may be developed or redeveloped consistent with the zone development standards. A standard site review process consists of approval of a Zoning/Building Permit, Minor Site Development Plan or Special Use Permit, as applicable to the principle use and scope of the development project. A standard site may be approved for a plat of survey or subdivision consistent with the standard lot zone development standards.

(b) Redevelopment Intensification Site

A Redevelopment Intensification Site is an optional designation requested by a property owner for a site that meets minimum net lot area standards of 1 acre and 100 feet of lot frontage. A Redevelopment Intensification Site designation allows for approval of Household Living Mixed Use development in addition to the other allowed uses of the zoning district. A Redevelopment Intensification Site is subject to a Major Site Development Plan approval.

2. Parking Standards

Parking shall be provided in accordance with this Chapter, notwithstanding the modified parking requirements of this zone. Uses not listed below are subject to standard parking requirements of Article IV of this Chapter.

**Table 29.1004(2)
Downtown Gateway Commercial Parking Standards**

Household Living-Apartments	
1 Bedroom Dwelling Unit (DU)	0.8 spaces/DU
2 Bedroom Dwelling Unit	1 space/DU
3 Bedroom Dwelling Unit	2.5 spaces/DU
4 Bedroom Dwelling Unit	4 spaces/DU
Short Term Lodging	1 space per room/1 space per 2 employees largest shift/accessory uses for meeting areas at 5 spaces /1000 sq. ft.
General Office	3 spaces /1000 sq. ft.
Medical Office	6 spaces /1000 sq. ft.
Retail and Service-Standalone or Existing	3 spaces/1000 sq. ft.
Restaurant or Bar uses with Retail and Service Uses -Redevelopment Site	5 spaces /1000 sq. ft.
Recreation Use- Redevelopment Site	Determined by Major Site Development Plan Review
Restaurant and Fast Food-Standalone or Existing	9 spaces /1000 sq. ft. (gross floor area)

Parking reductions are subject to City Council approval as part of a Major Site Development Plan. Parking requirements may be modified as part of the Major Site Development Plan review process to either reduce parking requirements by twenty percent or to apply a five parking spaces per 1,000 square feet of gross floor area for all Trade Uses. Parking reductions of 25% of the required parking may be approved for a use with shared parking or collective parking allowances for use by other adjacent commercial properties that are also approved for collective parking. Residential parking spaces may be approved as part of a share or collective parking plan for commercial uses when there is at a minimum one parking space available per dwelling unit. City Council may approve use of remote parking or public parking for non-residential uses through the Major Site Development Plan review process.

Parking Decks are subject to Article IV standards with the exception of parking setbacks requirements for decks proposed along Gilchrist, Commerce, and Market. City Council may approve additional setback exceptions through the Major Site Development Plan review.

**Table 29.1004(2)-1
Downtown Gateway Commercial Bicycle Parking**

Bicycle Parking	
Non-Residential	Provide a minimum of four visitor bicycle parking spaces for the first 10,000 of commercial space. Provide additional visitor bicycle parking at a rate of one space for every 10,000 square feet of floor area.
Residential	Residential development should include secured bicycle parking for residents and provision of visitor bicycle parking.

Bicycle parking shall be placed in a visible location that is either adjacent to a primary commercial entrance or within a visitable open area of the site. Bicycle rack parking shall provide adequate space and access to permit use of the rack system with the locking of a wheel and frame to the bicycle rack. A parking reduction of one non-residential parking space for each four bicycle parking spaces is permitted up to a maximum of 5 parking spaces.

Table 29.1004(3)
Downtown Gateway Commercial Uses

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living	N	--	--
Household Living, Mixed Use Development	Y, on sites greater than one acre in combination with non-residential use Dwelling units shall be configured as studio, one, or two bedroom dwelling units for a minimum of 75% of the total dwelling units within a building. No dwelling unit shall consist of five bedrooms or more within any building.	SDP MAJOR	CITY COUNCIL
Short-term Lodging (stand alone or mixed use)	Y	SDP MAJOR	STAFF
OFFICE USES	Y	SDP MINOR	STAFF
TRADE USES			
Retail Sales and Services - General	Y	SDP MINOR	STAFF
Retail Trade - Automotive, etc.	N	--	--
Entertainment, Restaurant and Recreation Trade	Y	SDP MINOR	STAFF
Catering Establishments	N	--	--
Lodge or Social Club	N	--	--
Wholesale Trade	N	--	--
INDUSTRIAL USES			
Industrial Service	N	--	--
Small Production Facility	Y standalone, if Mixed Use Development SDP Major	SP/ SDP MAJOR	ZBA/ CITY COUNCIL
Warehouse, Mini-storage	N	--	--
INSTITUTIONAL USES			
Colleges and Universities	N	--	--
Community Facilities	Y	SDP MINOR	STAFF
Social Service Providers	N	--	--
Medical Centers	N	--	--
Parks and Open Areas	Y	SDP MINOR	STAFF
Religious Institutions	N	--	--
Schools	N	--	--
Funeral Homes	N	--	--
TRANSPORTATION, COMMUNICATIONS AND UTILITY USES			
Passenger Terminals	N	--	--
Basic Utilities	Y	SDP MAJOR	CITY COUNCIL
Commercial Parking	Y	SDP MINOR	STAFF
Radio and TV Broadcast Facilities	Y	SP	ZBA
Rail Line and Utility Corridors	N	--	--
Railroad Yards	N	--	--
MISCELLANEOUS USES			
Commercial Outdoor Recreation	N	--	--
Child Day Care Facilities	Y	SP	ZBA
Detention Facilities	N		
Major Event Entertainment	Y	SP	ZBA
Vehicle Service Facilities	N	--	--
Adult Entertainment Business	Y, SUBJECT TO ARTICLE XIII	SDP MINOR	STAFF

Downtown Gateway Commercial Development Standards
Table 29.1004(4)

DEVELOPMENT STANDARDS	Downtown Gateway Commercial
Standard Site, Minimum Lot Area	0.25 net acres
Standard Site, Minimum Lot Frontage	50 feet
Redevelopment Intensification Site	One (1.0) net acres
Redevelopment Intensification Site, Minimum Lot Frontage along at least one of the following streets: Lincoln Way, Clark Avenue, Kellogg Avenue, South Kellogg Avenue, Duff Avenue.	100 feet
Building Design	Building design and material standards described below.
Minimum Street Building Setbacks*: Lincoln Way Kellogg/ S Kellogg Clark/Walnut Sherman Gilchrist Washington Duff Commerce and Market	15 feet ground floor/10 feet above ground floor 5 feet 5 feet 10 feet 5 feet (except through lots) 10 feet 15 feet ground floor/10 feet above ground floor 5 feet *Properties on Kellogg and corner properties along Lincoln Way may have reduced setbacks approved with design review of a Major Site Development Plan when buildings include high levels of quality materials, architectural interest, glazing, and a pedestrian oriented design.
Minimum Side and Rear Setbacks	No minimum setbacks required except for utility service separation and access requirements, typically 10 feet or less along a rear property line.
Landscaping in Setbacks Abutting a residential zoned lot or South Lincoln Mixed Use District Zoned Lot with an existing residential use.	High Screen. See Section 29.403
Maximum Building Coverage	100%
Minimum Landscaped Area Percentage	No minimum
Maximum Height	None
Minimum Height	Kellogg Avenue- two (2) stories. No minimum other streets
Parking Allowed Between Buildings and Streets	No, Except Gilchrist, Commerce, and Market
Drive-Through Facilities Permitted	Yes, Major Site Development Plan approval required. Maximum of one facility per Lincoln Way Block Face. No Drive-Through Facilities are permitted for any property with frontage along Kellogg Avenue or S Kellogg Avenue.
Outdoor Display Permitted	Yes. See Section 29.405
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	No

5. **Building Design Standards**

The following development standards apply to all projects subject to a Site Development Plan or Special Use Permit. The intent of the design standards is to promote high levels of architectural interest, enhancement of the pedestrian oriented streetscape, and to accommodate desirable commercial uses as the primary use within the District. Each proposed building shall undergo a design review for conformance to the applicable design standards and objectives for development within the District. Design review will be incorporated into the review of the Site Development Plan or Special Use Permit and require a finding that the proposed project includes conforming design elements that support a high quality building design with architectural interest and enhances the structures appearance in a manner that is compatible with both existing and planned uses adjacent to the site.

(a) **Kellogg Avenue Frontage**

Buildings with facades along the Kellogg Avenue are intended to be designed in a manner that is compatible with the traditional look of Main Street and incorporate architectural elements that support the transition of the uses from Lincoln Way to Main Street. Buildings are required to consist of a minimum of two stories along Kellogg Avenue. Each building shall incorporate the following design elements into the design.

- i. Transparent windows at ground level. Glazing shall consist of a minimum of 40% to 50% of the façade area at the ground level. Commercial retail storefronts require higher levels of glazing than other uses. Glazing requirements apply along street frontages and to designated activity areas or plaza spaces.
- ii. Each tenant space shall have a pedestrian entrance that connects directly to the street. Corner lots may be required to provide an entryway at a corner or to include two entries.
- iii. Minimum ground floor to ceiling height of 15 feet for all buildings.
- iv. Incorporate wall plane changes and variations in the façade to create visual relief along long facades, e.g. 50 feet of facade length. Incorporate store front pattern and rhythm similar to Main Street, e.g. 25 feet.
- v. Clay brick building materials for front and side facades.
 - a. There is an exception for side facades obscured from view by an abutting building located within 5 feet of the property line.
 - b. Accent materials may be approved in addition to the use of clay brick.
 - c. Buildings greater with three or more stories may propose to incorporate a secondary façade material in addition to clay brick.
- vi. The building design shall include architectural details to create visual interest and design diversity, such as transoms, brick soldier course, corbel, cornice, lintels, projecting window bays, inset windows, canopies, parapet variation.
- vii. Alternative high interest architectural building materials, such as stone, glass, steel, architectural metal panels may be approved in lieu of clay brick when approved with a Major Site Development Plan.
- viii. Rear facades may include materials other than clay brick that are compatible with the overall design of the building.
- ix. No balconies are permitted along the perimeter of a building adjacent to a street.
- x. Commercial floor area requires a minimum depth of 60 feet, minor variations allowed through Design Review.

(b) **Other Street Frontages**

Buildings in areas without frontage along Kellogg Avenue may take on a variety of architectural appearances to meet the goals of the District for enhanced architectural design that creates visual interest and identity for the Lincoln Way Corridor. Buildings with facades along streets other than Kellogg shall incorporate the following design elements:

- i. Minimum ground floor to ceiling height of 15 feet.
- ii. Commercial floor area requires a minimum depth of 60 feet, minor variations allowed through Design Review.

- iii. Incorporate pedestrian entrances that lead directly to an abutting street.
- iv. Transparent windows at ground level. Glazing shall consist of a minimum of 30% to 50% of the façade area at the ground level. Commercial retail storefronts require higher levels of glazing than other uses. Glazing requirements apply along primary street frontages and to designated activity areas or plaza spaces.
- v. Clay brick shall be used as a primary building material for front and side facades, unless alternative high interest architectural building materials are approved through a Major Site Development Plan review.
- vi. Incorporate wall plane changes and variations in the façade to create visual relief along long facades, e.g. 50 feet of facade length.
- vii. The building design shall include architectural details to create visual interest and design diversity, such as transoms, brick soldier course, corbel, cornice, lintels, projecting window bays, inset windows, canopies, parapet variation.
- viii. Minimize the placement of balconies along Lincoln Way. When balconies are permitted along Lincoln Way, balconies shall not project more than 2-feet from the front primary building facade. Balconies may not project within 5 feet of the right-of-way.
- ix. Drive-through facilities may require a covered pick-up window and street screen walls with compatible materials to the principal building.”

Section Two. Violation of the provisions of this ordinance shall constitute a municipal infraction punishable as set out by law.

Section Three. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Four. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

John A. Haila, Mayor

COUNCIL ACTION FORM

SUBJECT: 2016/17 SHARED USE PATH SYSTEM EXPANSION – GRAND AVENUE

BACKGROUND:

This annual program provides for construction of shared use paths on street rights-of-way, adjacent to streets, and through greenbelts. The location for this project is along Grand Avenue from 16th Street to Murray Drive. This path is identified in the Long Range Transportation Plan (LRTP) and is also an important component for taking a Complete Streets approach along this corridor.

On February 28, 2018, bids for the project were received as follows:

<i>Bidder</i>	<i>Bid Amount</i>
Engineer's estimate	\$76,284.50
Manatts Inc.	\$49,920.40
Caliber Concrete, LLC	\$56,835.89
Day Construction Services	\$58,215.40
Howrey Construction, Inc.	\$68,494.83
Boulder Contracting LLC	\$75,305.30
Miner Hardscape LLC	\$77,997.10
Con-Struct, Inc.	\$89,999.00

This Shared Use Path System Expansion project is shown in the 2016/17 Capital Improvements Plan in the amount of \$30,000 from Local Option Sales Tax (LOST). When the plans and specifications were approved on February 13, 2018, savings of \$65,000 from 2017/18 Shared Use Path System Expansion (Mortensen Road) project was identified for this Grand Avenue project. This **brings the total funding to \$95,000**. Below is a budget summary:

Revenues		Expenses	
L.O.S.T	\$30,000	Design/Admin./Easements	\$15,000.00
L.O.S.T (17/18 Savings)	\$65,000	Construction	\$49,920.40
Totals	\$95,000	Totals	\$64,920.40

Contingency (%) \$30,080 (31.7%)

ALTERNATIVES:

- 1a. Accept the report of bids for the 2016/17 Shared Use Path System Expansion – Grand Avenue project.
 - b. Approve the budget and final plans and specifications for this project.
 - c. Award the 2016/17 Shared Use Path System Expansion – Grand Avenue project to Manatts Inc. of Ames, Iowa, in the amount of \$49,920.40.
2. Award the contract to one of the other bidders.
 3. Do not proceed with this project.

MANAGER'S RECOMMENDED ACTION:

Proceeding with this project will make it possible to take a Complete Streets approach in this corridor and expand our shared use path system. This will also provide better services for residents and those travelling in the area.

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

COUNCIL ACTION FORM

SUBJECT: 2017/18 RIGHT-OF-WAY APPEARANCE ENHANCEMENT – 927 DAYTON AVENUE

BACKGROUND:

This annual program provides for enhancements of the rights-of-way in the City of Ames including retaining walls, entry elements, median enhancements, and monuments. **The location for 2017/18 is 927 Dayton Avenue.** The retaining wall at this location had been repaired once in 2008 and needs total replacement before it collapses.

On February 28, 2018 bids for the project were received as follows:

<i>Bidder</i>	<i>Bid Amount</i>
Engineer's estimate	\$168,658.00
Country Landscapes, Inc	\$112,492.37
Miner Hardscape LLC	\$152,612.00
Con-Struct	\$158,200.00

Engineering and construction administration costs are estimated at \$10,500, bringing the **total estimated cost for the project to \$122,992.37.**

This project is shown in the 2017/18 Capital Improvements Plan (CIP) with funding in the amount of \$85,000. The Right-of-Way Appearance Enhancement CIP Program balance has unobligated funding of \$202,753, bringing **total available funding to \$287,753.**

ALTERNATIVES:

- 1a. Accept the report of bids for the 2017/18 Right of Way Enhancement – 927 Dayton Avenue project.
- b. Approve the final plans and specifications for this project.
- c. Award the 2017/18 Right of Way Enhancement – 927 Dayton Avenue project to Country Landscapes, Inc of Ames, IA in the amount of \$112,492.37
2. Award the contract to one of the other bidders.
3. Reject the bids and do not proceed with this project.

MANAGER'S RECOMMENDED ACTION :

By awarding this project, it will be possible to complete the project in the spring of 2018 and limit any risk from the existing retaining wall collapsing.

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

COUNCIL ACTION FORM

SUBJECT: AGREEMENT WITH SECLICKFIX® FOR A CITIZEN REPORTING APPLICATION

BACKGROUND:

Public Works staff explored different options to create and implement a citizen reporting application (app). Originally, staff was working to develop the app as a web-based tool and then convert it to a mobile application. Upon further discussion, it was determined it would be more efficient and would assure full functionality if it was developed as native app through a vendor. While the app initially will be configured as a tool for citizens to notify Public Works staff regarding infrastructure related issues, it was crucial that the company that is ultimately selected assures the ability to expand the reporting features for topics relevant to other departments without any additional costs to the City.

Three proposals were received and reviewed for the development, hosting, and management of the reporting app. **Staff recommendation is to utilize the services of SeeClickFix® at a fixed price of \$14,948 per year for a term of 5 years with no initial set-up fee, after such time the agreement may remain on a year-to-year basis with cost increases not to exceed 5% per year.** This recommendation is based on several factors:

- *Branding:* The mobile app will be available in the iOS and Android app stores as a City of Ames branded application.
- *Scalability:* The recommended solution can be expanded to include report items for other City departments. There is no cost to add report items.
- *Integration:* The agreement includes the ArcGIS Connector module, at no additional cost, this will enable direct feeds into the City's existing GIS.
- *Administration:* The system can be configured easily by City staff. Controls for site moderation, user feedback and internal routing & secondary questioning, workflow management are included.
- *Features:* Both website and mobile app, location-based agency selection, location driven notifications, Facebook embedding, call-taker interface
- *Support:* Set-up and Implementation provided, web-based training included, ongoing app updating.
- *Market Share:* See Click Fix provides citizen reporting services to many Cities across the U.S. Notable clients include: Washington DC, Boston, MA; Minneapolis, MN; St. Paul; MN, Lincoln, NE; Topeka, KS; Shawnee, KS; Fort Dodge, IA; Mason City, IA; Atlantic, IA; and Humboldt IA.
- *Timing of Development:* Work will begin shortly after the contract is approved and development is estimated to only take 3-4 weeks.

ALTERNATIVES:

1. Approve entering into an agreement for services with SeeClickFix® at \$14,948 per year for a term of 5 years. After such time the agreement will remain on a year-to-year basis with annual increases not to exceed 5%.
2. Reject the Agreement.

MANAGER'S RECOMMENDED ACTION:

Approving the agreement will allow staff to move forward with SeeClickFix to implement a citizen reporting tool for Ames. This will enable citizens to more easily notify City staff of issues they encounter with City infrastructure. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1. Before this new service is unveiled, public input will be sought regarding a possible name for the new app.



Partnership Proposal

SeeClickFix Inc
770 Chapel Street
New Haven, CT 06510

Prepared for:

*City of Ames, Iowa, City
515 Clark Avenue
Ames, IA, 50010
Attn: Ben McConville, GIS Coordinator
bmconville@city.ames.ia.us
(515) 239-5162*

Prepared by:

*SeeClickFix, Inc.
770 Chapel Street, FL 3
New Haven, CT, USA 06510
Attn: Carlos Galo, Partnership Executive
carlos@seeclickfix.com
203-349-6615*



Company Background

ORIGIN

SeeClickFix was founded in 2009 to empower citizens with tools to publicly document quality of life concerns in their neighborhoods. By radically improving the quantity and quality of data related to these concerns, SeeClickFix was quickly adopted by local governments as well — who needed a better way to receive information from citizens.

These partnerships began with some of the largest and most innovative cities in the country, including Houston, Albuquerque, Minneapolis, Oakland, and Boston. During the early years, SeeClickFix also helped to establish the Open311 standard used by many of the most progressive 311 centers.

To date, more than 2 million issues have been resolved via SeeClickFix. 500,000 users use SeeClickFix every month and we are working with more than 300 municipalities, counties and state agencies.

As we grew, we leveraged the knowledge and need of these partners. This customer development has pushed us further and further down the stack, from citizen input tools toward municipal work management. While we started as a citizen endpoint into a separate municipal platform, we are increasingly serving the role of a stand alone system, where municipalities can manage services from beginning to end.

PLATFORM

SeeClickFix connects local neighborhoods with government services. This engagement has both a tangible and emotional effect — improving infrastructure, increasing understanding and building trust.

At its core, SeeClickFix is a robust routing system built on top of a public platform — allowing for complex routing based on location and issue type. In addition to this, SeeClickFix Admin tools give service organizations an integrated platform for service request collection and work management.

Citizens submit requests via SeeClickFix mobile apps and website tools — city call takers enter phone calls, drop ins, emails and tweets into the SeeClickFix as well. From there, these requests are routed either manually or automatically based on location and request type, to the right person with the right information.

Then, city staff will be notified within SeeClickFix (or an external work order system via integration) that work has been assigned. As the work is updated and subsequently closed, the citizen will receive automatic updates. Through this process, SeeClickFix increases the total level of citizen participation as well as the perceived quality of these services. SeeClickFix also reduces the costs associated with these services by reducing phone calls, introducing automated responses and reducing the frictional costs of communication.

SeeClickFix is building the future of service management, with internal communication systems that are foundationally connected to public needs and interests.



Product Overview



COMMUNITY

The foundation of SeeClickFix is a free, public network for neighbors, community groups, and local governments around the world. We call this global network the SeeClickFix Community. Anyone can join the SeeClickFix Community and use these web and mobile tools to collaborate around solving neighborhood issues and improving communities.



REQUEST

SeeClickFix Request is an integrated solution to collect and manage public needs and requests. This begins with comprehensive input tools like mobile apps, web forms and a call-taker interface. From there, Request gives you internal communication tools to assign and track these issues to completion. Meanwhile, SeeClickFix Request keeps citizens in the loop on public and private issue pages where they are able to track the progress of issues and well ask questions, share with neighbors and thank the city.



WORK

SeeClickFix Work addresses the two primary needs of work management — Groups and Roles and Workflow Management — with a suite of internal communication tools. Now, crews can use SeeClickFix to manage field work. Customer service staff can use SeeClickFix as a direct connection and view into the progress of requests. Management can use SeeClickFix for a single view into the entire service operation.



ENGAGE

SeeClickFix Engage gives you tools to customize the brand and content of your mobile app and develop messaging and notification systems that further connect your community. SeeClickFix brings together some of the most passionate neighbors in your community. Engage allows you leverage this audience to promote new services, events and information.



ANALYZE

Organizations use SeeClickFix to measure the success of services and the health of neighborhoods. SeeClickFix Analyze offers dashboards, reports and interactive analytics to help organizations better access, understand and present data internally and to the public.



CONNECT

Integrate SeeClickFix with your current asset, work or task management, CRM, or ERP system. Bi-directional synchronization means no more double entry and all departments are up to date and in-sync.



Feature Layout

SeeClickFix Admin Tools

The SeeClickFix Admin tools are built around the four pillars of successful service delivery: Requests, Work, Engagement, and Analysis. Each module has been designed based on the needs of our government partners – who represent some of the most experienced and innovative government officials in the world.



Request

Your service organization needs a central system to collect data, route and assign requests and communicate with citizens so nothing gets lost.

SeeClickFix iOS and Android Apps	Request Management System	Digital and Printable Work Orders
Interactive Website Forms	Structured Request Categorization	Internal Comments
Facebook Application	Public Comments & Status Updates	Priority and Re-categorization
SeeClickFix iOS and Call Taker	Customizable Email Status Updates	Assignment and Email Routing
Public Issue Page and Watch Areas	Multi-Agency Routing	@Mention References



Work

Your workforce needs group controls and user permissions to manage communication, measure cost and increase efficiency.

Roles and Permissions
Workflow Stages
Stage Escalations
Scheduled Work



Engage

Your communications team needs a way to engage citizens and distribute information in a way that is simple and accessible.

Custom iOS and Android Apps
Geo-driven Email Notifications
Mobile Content Management
Native Push Notifications



Analyze

Your management team needs to measure success, identify risks and report to stakeholders in a way that is complete and concise.

Insight Analytics Tool
Customized and Recurring Exports
Image, PDF, and Excel Exports
Enhanced Dashboards



Connect

Integrate SeeClickFix with your asset, work or task management, CRM, or ERP system. Bi-directional synchronization means no more double entry!



Community

SeeClickFix will always offer a completely free platform for communities around the world to connect around problems in the public space.

Issues w/ Commenting and Voting	Watch Areas and Points of Interest	Public Place Page
---------------------------------	------------------------------------	-------------------

In development, subject to change



Prepared for:
City of Ames, Iowa
515 Clark Avenue
Ames, IA, 50010
Attn: Ben McConville, GIS
bmconville@city.ames.ia.us
(515) 239-5162

Prepared by:
SeeClickFix, Inc.
770 Chapel Street, Fl. 3
New Haven, CT, USA 06510
Attn: Carlos Galo, Partnership Executive
carlos@seeclickfix.com
203-349-6615

Issue Date: 1/17/18
Pricing Expires: 3/17/18

Citizen Engagement Channels

- o City of Ames branded mobile application, iOS and Android
 - Languages: English, Spanish, Malay, French, Portuguese, Arabic
- o Embedded, interactive map/web portal for report submission via website
- o Facebook web portal/reporting form (as needed) & Mobile web service

Citizen Relationship Management (CRM) Platform

- o 20 user accounts
- o Mobile app CMS tools (add/change the buttons in real time)
- o Public service request categories & Internal- only reporting feature
- o Internal routing & Secondary questions
- o Service level agreement (SLA) tracking
- o Custom, automated email templates to residents
- o Robust workflow management features
- o Dynamic mapping and data visualization tools
- o Geo-based reverse 311
- o API access

Call-Taker Interface (for handling service requests via phone call or walk-in)

- o User-friendly data entry with dynamic call script
- o Ability to include internal only questions for customer service team

Reporting for Managers/Supervisors

- o Insight Analytics
- o Performance reports & Data export features

Customer service

- o Set-up & Implementation, web based training and User Guides
- o Assigned Partnership Manager and Phone/Email support 9 am EST – 6 pm EST

ArcGIS Connector (BETA, included at no cost, must have access to ArcGIS Web Maps)

- o Adds request data as Feature Service for your organization
- o Auto updates to reflect current status of SeeClickFix data
- o Edit parameters in ArcGIS Sync to filter data

For answers to additional questions, please see "Appendix A: Additional Clarification"

SUBSCRIPTION FEES

Total Annual Fees

\$14,948.00
(1 Year Due At Signing)

The undersigned agree to the following Terms and Conditions and have caused this Contract to be executed as of the date signed by the Customer which will be the Effective Date: <http://legal.seclickfix.com/terms-and-conditions/>

SeeClickFix agrees to freeze our annual fee at \$14,948 per year, for 4 additional 12 month terms beyond the initial 12 month term, provided there are no material changes to the agreed upon scope of services listed in this agreement.

SeeClickFix, Inc.

City of Ames, Iowa

Name

Name

Title

Title

Date

Date

Signature

Signature

SeeClickFix's W9 information is available here: https://drive.google.com/file/d/0BwW_zrHi8QH2anP0bEIKU3hSbFk/view

Appendix A: Additional Clarification

Below are answers to additional questions from the City of Ames.

“1) Clearly define our ability to add more departments/request items to the application at our discretion. Please spell out what if any modifications will need to be done on the iTunes/App Store side (i.e. do we need to republish the customized app or is it all controlled through admin interface).”

Answer: There is no added cost for adding additional content including new request categories or new department
ts to your SeeClickFix mobile application and CRM account. Content can be added dynamically at no extra cost via the administrative interface in the CRM.

“2) Please define costs for additional users should we need them at some point.”

Answer: 20 total unique licenses/seats are included with this agreement. Additional licenses can be purchased at a cost of \$30 per month (\$360 annually) per license/seat.

“3) Briefly summarize our annual costs and administration of the iTunes store account. I realize this is largely up to Apple.”

Answer: Currently the cost to obtain an Apple Developer’s License needed to publish a City of Ames mobile application on the Apple App Store is \$99 annually, which the city pays for directly to Apple, Inc. as is not included in this agreement. However, Apple recently announced the Apple Developer Program through which government agencies based in the US will have the opportunity to apply for membership to obtain an Apple Developer’s License at no cost. However, SeeClickFix does not know if this program has been activated yet.

Here is the language directly from Apple:

“Apple Developer Program membership is now available at no cost for eligible organizations. Nonprofit organizations, accredited educational institutions, and government entities based in the United States that will distribute only free apps on the App Store can request to have their annual membership fee waived.

Eligibility: You can request to have the 99 USD annual membership fee waived if you’re a nonprofit organization, accredited educational institution, or government entity based in the United States that will distribute only free apps on the App Store. Apple will review your request and contact you to let you know whether your request is approved.”

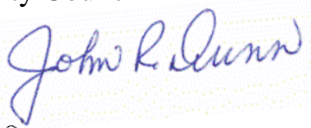
Source: <https://developer.apple.com/support/membership-fee-waiver/>

“4.) Please provide a list of neighboring governments in Iowa that use the SeeClickFix platform.”

Currently SeeClickFix (SCF) has active contracts with: Fort Dodge, Mason City, City of Atlantic and Humboldt within the State of Iowa. In addition SCF works with over 310 communities throughout the US and Canada. Regionally, our partner base includes Minneapolis, MN, St. Paul, MN Lincoln, NE, Topeka, KS, Shawnee, KS plus many others in Illinois, Wisconsin and Missouri.



To: Mayor and City Council

From: John Dunn 

Date: March 2, 2018

Subject: Water & Sewer Rates

Thank you for the opportunity to present the staff recommendation of revenues necessary to support the planned operating and capital budgets for the Water and Sewer Funds. The *Ames Municipal Code* requires that the Director of Water and Pollution Control “...review and recommend to the City Council revisions of the rates and charges established...at intervals appropriate to provide for the funding needs of the utility.”

As you know, both utilities are facing significant expenses in the coming years. The proposed projects are a combination of the need to provide capacity for our growing community, the need to respond to new and anticipated regulatory requirements, and the need to re-invest in the infrastructure of these two utilities that are so essential to our way of life.

To help you prepare for the discussion, I have attached a copy of the presentation I plan to cover at your meeting on March 6. You will see that the discussion will include recommended adjustments to both the Water and Sewer Funds effective July 1, 2018. I look forward to meeting with you to discuss the exciting future of the water and sewer utilities as we seek to meet the needs and expectations of our community.



FY 2018-2019 Water & Sewer Rates

March 6, 2018



Agenda

- National & State-Wide Trends in Rates
- Projected Need for Revenue Increase
- Translating Revenue Needs to Rates
- Customer Perspective
- Council Direction





National and State Trends

Data sources include:

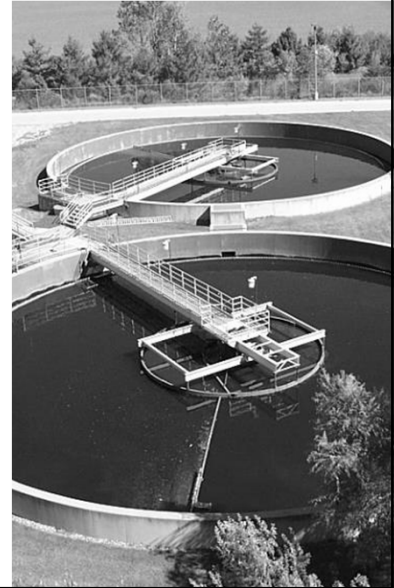
- **2016 Cost of Clean Water Index**
National Association of Clean Water Agencies
- **2016 Water and Wastewater Rate Survey**
American Water Works Association
- **2017 Iowa Water and Wastewater Rate Survey**
City of Ames Water and Pollution Control



National Trends

2016 Cost of Clean Water Index, NACWA

- Average annual wastewater bill has doubled in the past 14 years
- Wastewater utilities expect charges to increase from 3.9% to 4.7% per year for the next 5 years
- Nationally, the average increase in 2016 was twice the rate of inflation
(15th consecutive year that sewer rates nationally have outpaced inflation)



National Trends

2016 Water & Wastewater Rate Survey, American Water Works Association

- 88% of Drinking Water Utilities have increased rates in the past two years
- 85% of Wastewater Utilities have increased rates in the past two years.
- Lowest costs for both water and sewer were in the Midwest



National Trends

2012 to 2016

Average Annual Increase in Water Rates: 5.89%

Average Annual Increase in Sewer Rates: 4.41%

Average Annual Increase in CPI: 1.13%

Source: 2016 Water and Wastewater Rate Survey, AWWA/Raftelis Financial Consultants



Recent Rate Adjustments in Ames

	Water	Sewer
FY 13/14	6%	9%
FY 14/15	--	8%
FY 15/16	4%	5%
FY 16/17	--	--
FY 17/18	--	--
Annual Average	2.00%	4.40%



Ames Trends vs. National Trends

Water

National Average Annual Increase: 5.89%

Ames Average Annual Increase: 2.00%

Sewer

National Average Annual Increase: 4.41%

Ames Average Annual Increase: 4.40 %

Average Annual Increase in CPI: 1.13%

National Data: 2012 – 2016

Ames Data: 2013 – 2017



Ames Trends vs. Iowa Trends

Water

Iowa Average Annual Increase: 3.98%

Ames Average Annual Increase: 2.00%

Sewer

Iowa Average Annual Increase: 4.61%

Ames Average Annual Increase: 4.40 %

Average Annual Increase in CPI: 1.13%

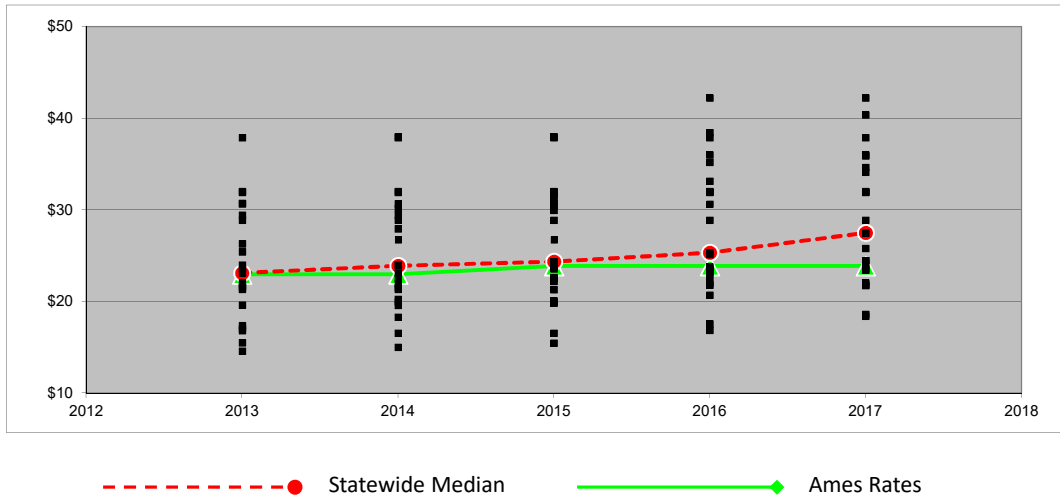
Iowa Data: 2013 – 2017

Ames Data: 2013 – 2017



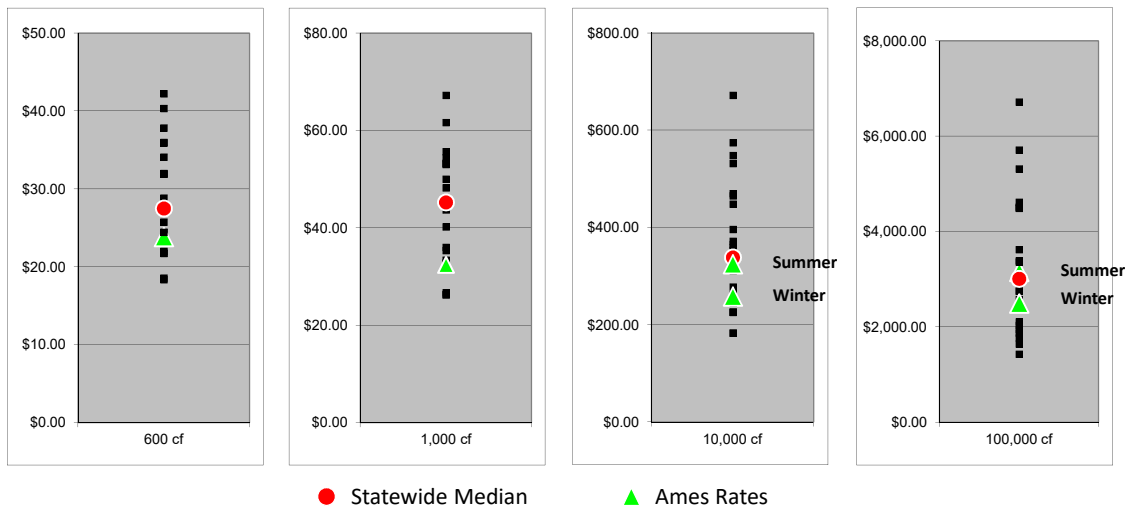
Iowa Trends in Water Rates

Cities with population >10,000 with lime softening, 600 cf per month



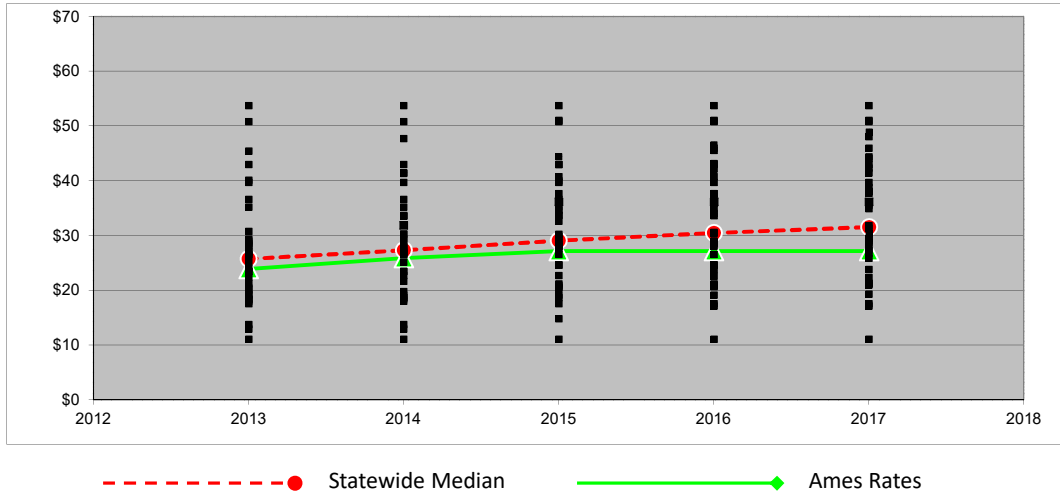
Comparing Across Demand Thresholds

Cities with population >10,000 with lime softening, 2017



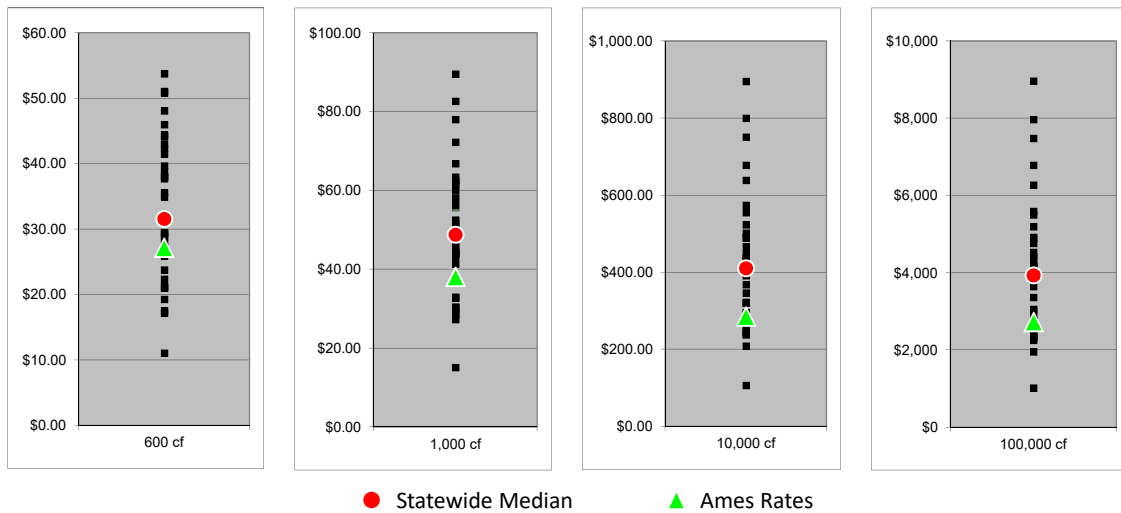
Iowa Trends in Sewer Rates

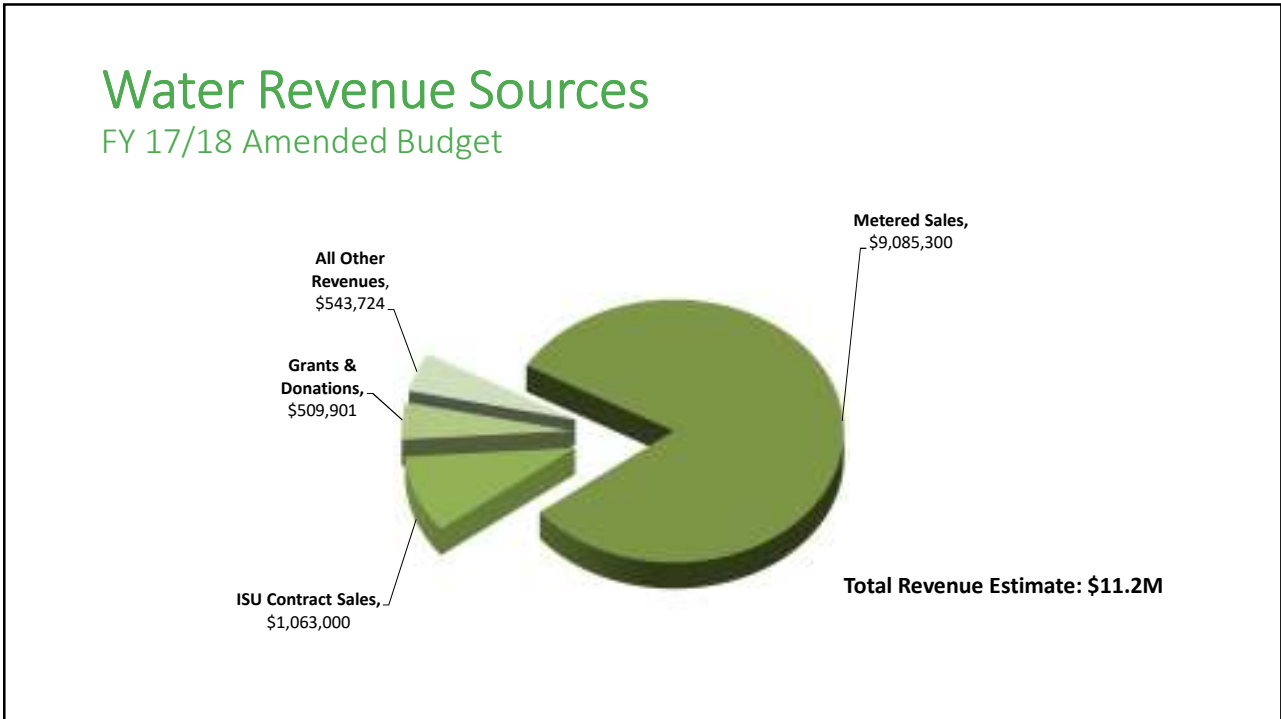
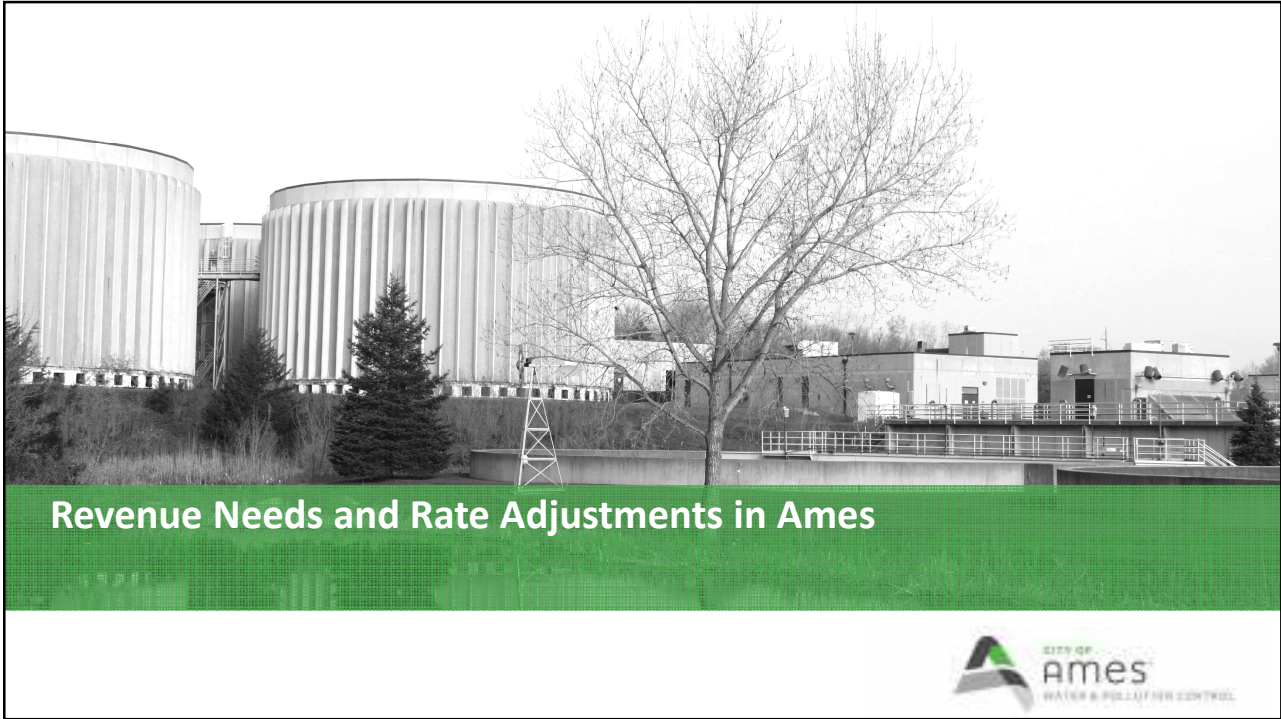
Cities with population >10,000, 600 cf per month



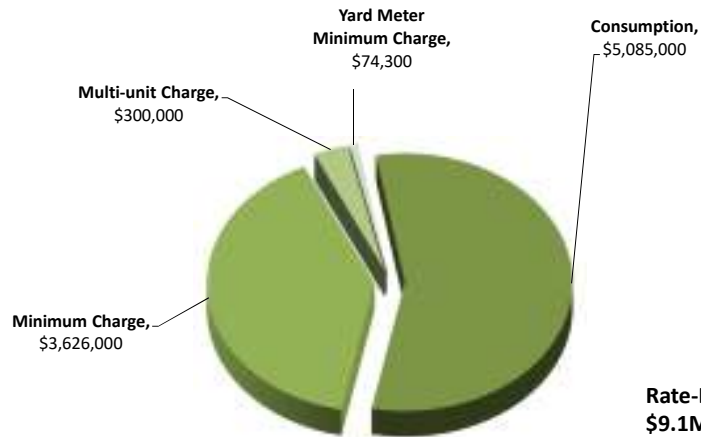
Comparing Across Demand Thresholds

Cities with population >10,000, 2017





Water Rate-Derived Revenue



Current Water Rates

Winter	\$0.0215
All customers; all consumption	
Summer	
Residential	
Block 1 (First 1,000 cf)	\$0.0215
Block 2 (Next 1,500 cf)	\$0.0379
Block 3 (Over 2,500 cf)	\$0.0570
Irrigation & Yard Water	
Block 1 (First 2,000 cf)	\$0.0310
Block 2 (Next 3,000 cf)	\$0.0570
Block 3 (Over 5,000 cf)	\$0.0949
Non-Residential	\$0.0281
All consumption	
Non-Peaking Industrial	\$0.0215
All consumption	



Water Fund Rate Model

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	WATER FUND SUMMARY			Actual	Adjusted	Requested										
2	(in \$1000s)															
3																
4	(Rate Adjustments)															
5																
6	Beginning Balance			16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	
7	All Funds			20,480	23,366	13,871	10,601	7,258	3,566	-1,579	-4,067	-5,979	-9,064	-13,513	-17,666	
8																
9																
10	Revenues															
11	Metered Sales			9,333	9,085	9,132	9,177	9,223	9,269	9,316	9,362	9,409	9,456	9,503	9,551	
12	Contract Sales															
13	ISU			935	1,063	967	1,203	1,276	1,318	1,467	1,372	1,551	1,787	1,737	1,555	
14	ISU Cap				396	582	573	572	571	570	573	609	608	611	650	
15	Rural Water				4	4	4	4	4	4	4	4	4	4	4	
16	Grant Proceeds			27	393	0		678								
17	LHD In-kind				117											
18	Transfers			150	0	0										
19	Interest			195	150	150	80	54	27	-12	-31	-45	-68	-101	-132	
20	All Other			235	398	401	405	408	411	414	418	421	424	428	431	
21	Audit/Adjustments			-91	0	0										
22	Total Op Revenue			10,788	11,607	11,236	11,441	12,215	11,600	11,759	11,698	11,949	12,211	12,182	12,058	
23																
24	Jointly Funded Projects															
25	Local Option Sales Tax				60											
26	Park Development Fund				40											
27	Electric Utility Fund				65											
28	Sewer Utility Fund							335								
29	Jointly Funded Projects			0	165	0	0	0	335	0	0	0	0	0	0	0
30																
31	Bond Proceeds															
32	Abated GO Bonds			1,115												
33	Total Bond Proceeds			1,115	0	0	0	0	0	0	0	0	0	0	0	0
34																
35	Total Revenues			11,903	11,772	11,236	11,441	12,215	11,935	11,759	11,698	11,949	12,211	12,182	12,058	
36																

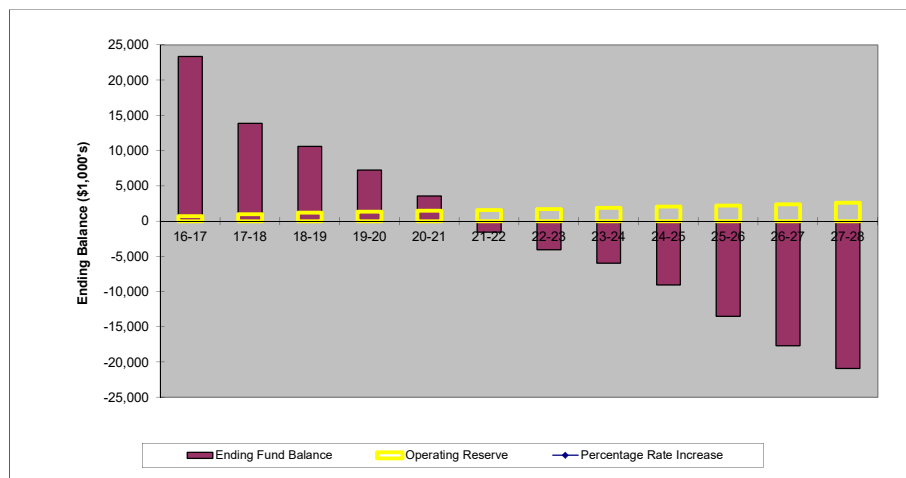
Water Fund Rate Model (continued)

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	WATER FUND SUMMARY			Actual	Adjusted	Requested										
2	(in \$1000s)															
3																
4	(Rate Adjustments)															
5																
6	Beginning Balance			16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	
7	All Funds			28,480	23,366	13,871	10,601	7,258	3,566	-1,579	-4,067	-5,979	-9,064	-13,513	-17,666	
8																
9																
10	EXPENSES															
11	Operating Expenses															
12	WAPC Admin			377	410	431	444	458	472	487	502	518	534	550	567	
13	WAPC Lab			195	212	210	225	232	239	246	254	262	270	278	287	
14	Water Operations			2,610	2,846	2,834	3,025	3,119	3,215	3,315	3,418	3,524	3,633	3,746	3,862	
15	WAPC Metering			475	654	695	706	726	750	774	798	822	846	874	901	
16	PW Subtotal			1,356	1,376	1,407	1,440	1,475	1,507	1,542	1,577	1,613	1,651	1,688	1,727	
17	Out Service			359	418	429	440	452	464	477	490	503	516	530	544	
18	Transfers															
19	Debt Service			1,329	3,195	4,476	4,357	4,351	4,895	4,876	4,901	4,895	4,277	4,297	4,505	
20	Finance Subtotal			136	143	147	152	157	161	166	172	177	182	188	194	
21	Support Subtotal			269	396	406	421	434	447	460	475	489	504	520	535	
22	Audit/Adjustments															
23	Total Operating Expenses			7,957	8,657	11,136	11,210	11,403	11,342	11,546	11,705	12,193	12,415	12,672	13,123	
24																
25	Debt Service Detail			(Included in Rates shown above - informational details only)												
26	SAP															
27	New WTP			845	2,740	4,836	3,972	3,905	3,950	3,950	3,845	3,836	3,828	3,820	3,812	
28	East Industrial Tank										29	258	298	287	287	
29	Source Water Expand													28	356	
30	SAGS Reservoir														96	
31	G.O. Bonds															
32	FY 07/08 - Well Line			55	55	54										
33	FY 08/09 - Well Line			247	255	259	257	257								
34	Fixed Services			67												
35	Northern Growth			67	66	66	67	68	66	67	67					
36	Eastern Growth			61	61	61	61	61	61	61	61	61	61	61	61	
37	Total Debt Service			1,329	3,195	4,476	4,357	4,351	4,895	4,876	4,901	4,895	4,277	4,297	4,505	
38																

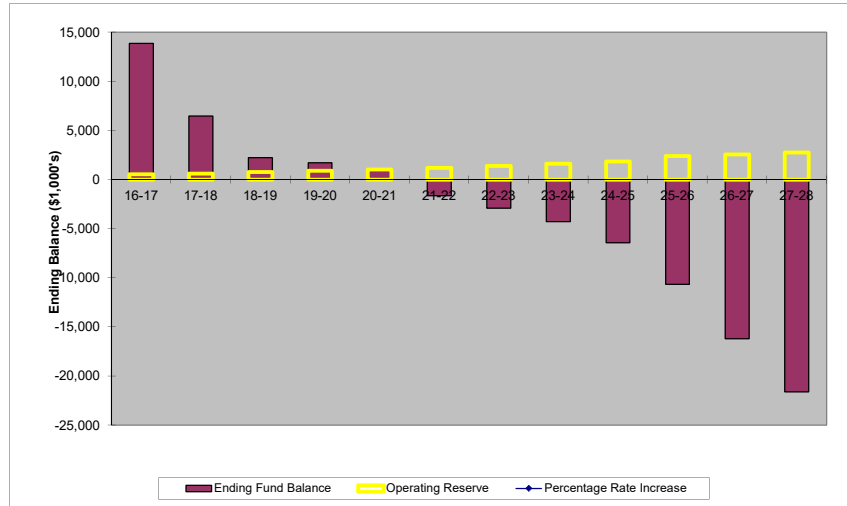
Water Fund Rate Model (continued)

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	
1 WATER FUND SUMMARY				Actual / Adjusted / Requested												
2 (in \$1000s)																
3																
4 (Rate Adjustments)																
5		16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28			
6 Beginning Balance																
7 All Funds		28,450	23,305	13,871	13,801	7,258	3,866	-1,879	-4,867	-8,979	-9,864	-13,815	-17,866			
8																
9																
10 CP Expenses - Cash & GO Bonds																
11 WTP		905	7,499	1,545	1,324	2,670	3,815	877	0	1,816	2,421	1,836	334			
12 Fleet																
13 PW Dep & Cost		805	4,111	1,825	2,250	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825			
14 Total CP Expenses		1,850	11,610	3,370	3,574	4,894	5,708	2,702	1,825	2,841	4,246	3,663	2,159			
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Water Fund Rate Model (continued)



Sewer Fund Rate Model

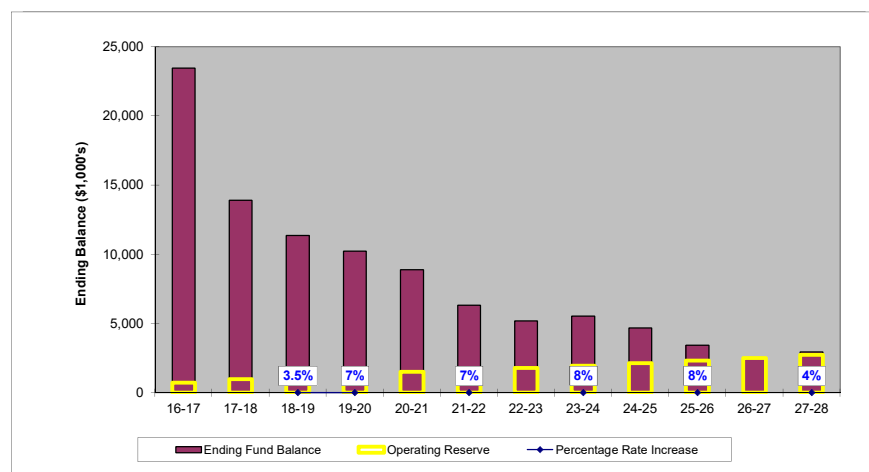


Guiding Philosophy on Rates

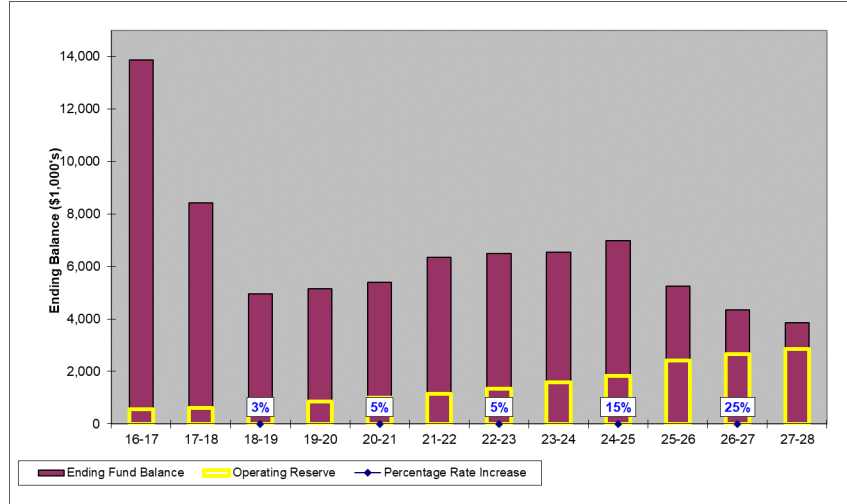
- Rate increases should be done with smaller percentage increases on a more frequent basis, as opposed to larger increases on a less frequent basis.
- Slowly grow the operating reserve in each Fund over time until it reaches 25% of the Fund's annual operating expenses



Water Fund Rate Model



Sewer Fund Rate Model



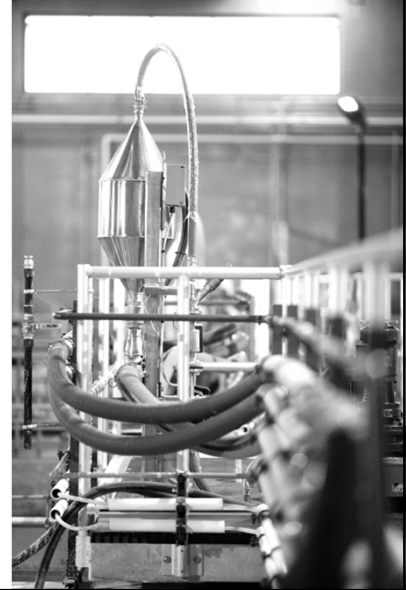
Water and Sewer Rate Projections

	Last Year	Current Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
Water Fund			3.5%	7%		7%		8%		8%		4%
Sewer Fund			3%		5%		5%		15%		25%	



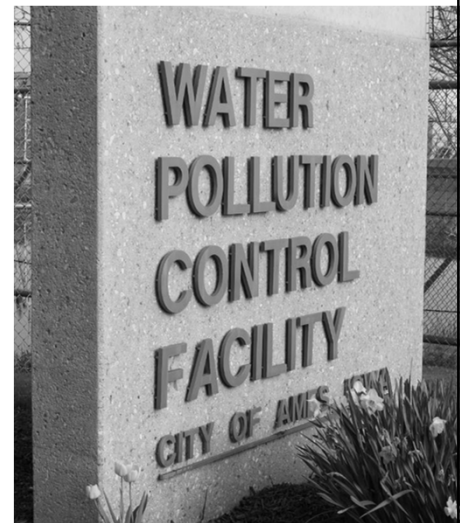
Revised Water Rates

	<u>Existing</u>	<u>3.5% Increase</u>	<u>Proposed</u>
Winter			
All customers; all consumption	\$0.0215	\$0.0008	\$0.0222
Summer			
Residential			
Block 1 (First 1,000 cf)	\$0.0215	\$0.0008	\$0.0222
Block 2 (Next 1,500 cf)	\$0.0379	\$0.0013	\$0.0392
Block 3 (Over 2,500 cf)	\$0.0570	\$0.0020	\$0.0590
Irrigation & Yard Water			
Block 1 (First 2,000 cf)	\$0.0310	\$0.0011	\$0.0321
Block 2 (Next 3,000 cf)	\$0.0570	\$0.0020	\$0.0590
Block 3 (Over 5,000 cf)	\$0.0949	\$0.0033	\$0.0982
Non-Residential			
All consumption	\$0.0281	\$0.0010	\$0.0291
Non-Peaking Industrial			
All consumption	\$0.0215	\$0.0008	\$0.0222



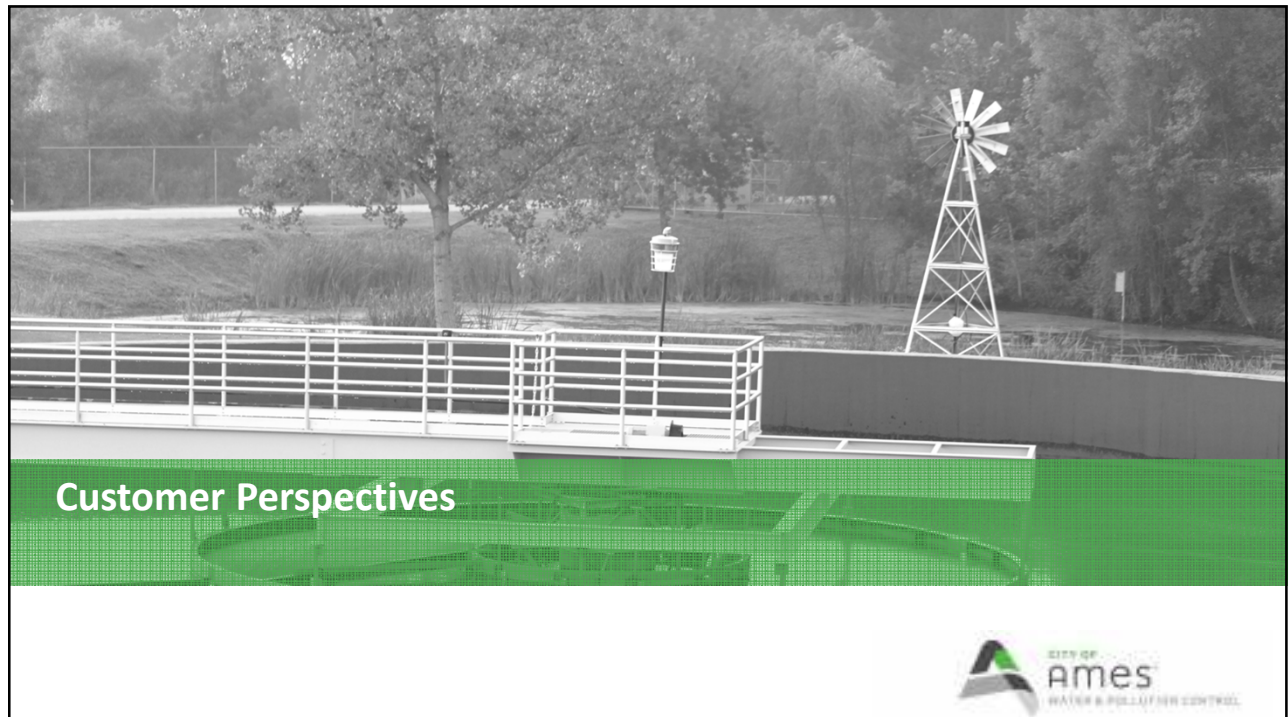
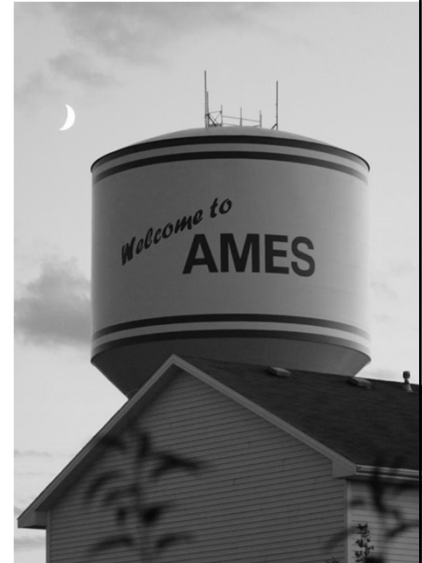
Revised Sewer Rates

	<u>Existing</u>	<u>3.0% Increase</u>	<u>Proposed</u>
Minimum Charge			
All customers, per month	\$10.71	\$0.32	\$11.03
Prorated Minimum	\$4.12	\$0.12	\$4.24
Consumption, per 100 cubic feet			
All customers, all consumption	\$2.74	\$0.08	\$2.82



Associated Rates and Fees

- Water:
 - Minimum bills, multiple dwelling unit fees would also adjust by 3.5%
 - Meter setting fees would be adjusted based on actual cost recovery
- Sewer:
 - High strength surcharge, hauled waste, laboratory sampling and analytical fees would also adjust by 3.0%



Sample Customer Bill – Median Residential

Electric / Water Use	Electric Summer	Storm Water	Water Summer	Sewer	Total
600 kWh and 600 cf	\$81.10	\$4.95	\$23.88	\$27.15	\$137.08
Electric ECA	-\$2.34				-\$2.34
Totals	\$78.76	\$4.95	\$23.88	\$27.15	\$134.74
Increase Due to Rate Change	\$0.00	\$0.00	\$0.84	\$0.81	\$1.65
Totals	\$78.76	\$4.95	\$24.72	\$27.96	\$136.39
% Impact on Total Bill					1.22%

Sample Customer Bill – Small Commercial

Electric / Water Use	Electric Summer	Storm Water	Water Summer	Sewer	Total
5,000 kWh and 1,000 cf	\$612.60	\$4.95	\$39.08	\$38.11	\$694.74
Electric ECA	-\$19.50				-\$19.50
Totals	\$593.10	\$4.95	\$39.08	\$38.11	\$675.24
Increase Due to Rate Change	\$0.00	\$0.00	\$1.37	\$1.14	\$2.51
Totals	\$593.10	\$4.95	\$40.45	\$39.25	\$677.75
% Impact on Total Bill					0.37%

Sample Customer Bill – Commercial

Electric / Water Use	Electric Summer	Storm Water	Water Summer	Sewer	Total
60,000 kWh and 15,000 cf	\$6,221.55	\$14.85	\$465.43	\$421.71	\$7,123.54
Electric ECA	-\$234.00				-\$234.00
Totals	\$5,987.55	\$14.85	\$465.43	\$421.71	\$6,889.54
Increase Due to Rate Change	\$0.00	\$0.00	\$16.29	\$12.65	\$28.94
Totals	\$5,987.55	\$14.85	\$481.72	\$434.36	\$6,918.48
% Impact on Total Bill					0.42%



Council Direction



Recommended Direction & Timeline

- Direct staff to prepare an ordinance to
 - Adjust **Water Rates by 3.5%** and
 - Adjust **Sewer Rates by 3.0%**,
 - New rates **effective July 1, 2018**
- Timeline
 - First reading on April 10
 - Second reading on April 27
 - Third reading and adoption on May 8



Additional Rate Samples

(Informational only - Will not be covered in the presentation)



Sample Customer Bill – Minimal Use Residential

Electric / Water Use	Electric Summer	Storm Water	Water Summer	Sewer	Total
100 kWh and 100 cf	\$20.45	\$4.95	\$13.13	\$13.45	\$51.98
Electric ECA	-\$0.39				-\$0.39
Totals	\$20.06	\$4.95	\$13.13	\$13.45	\$51.59
Increase Due to Rate Change	\$0.00	\$0.00	\$0.46	\$0.40	\$0.86
Totals	\$20.06	\$4.95	\$13.59	\$13.85	\$52.45
% Impact on Total Bill					1.67%

Sample Customer Bill – Median Residential

Electric / Water Use	Electric Summer	Storm Water	Water Summer	Sewer	Total
600 kWh and 600 cf	\$81.10	\$4.95	\$23.88	\$27.15	\$137.08
Electric ECA	-\$2.34				-\$2.34
Totals	\$78.76	\$4.95	\$23.88	\$27.15	\$134.74
Increase Due to Rate Change	\$0.00	\$0.00	\$0.84	\$0.81	\$1.65
Totals	\$78.76	\$4.95	\$24.72	\$27.96	\$136.39
% Impact on Total Bill					1.22%

Sample Customer Bill – Large Residential

Electric / Water Use	Electric Summer	Storm Water	Water Summer	Sewer	Total
1,000 kWh and 1,000 cf	\$129.62	\$4.95	\$32.48	\$38.11	\$205.16
Electric ECA	-\$3.90				-\$3.90
Totals	\$125.72	\$4.95	\$32.48	\$38.11	\$201.26
Increase Due to Rate Change	\$0.00	\$0.00	\$1.14	\$1.14	\$2.28
Totals	\$125.72	\$4.95	\$33.62	\$39.25	\$203.54
% Impact on Total Bill					1.13%

Sample Customer Bill – Small Commercial (GP)

Electric / Water Use	Electric Summer	Storm Water	Water Summer	Sewer	Total
1,000 kWh and 1,000 cf	\$129.62	\$4.95	\$32.48	\$38.11	\$205.16
Electric ECA	-\$3.90				-\$3.90
Totals	\$125.72	\$4.95	\$32.48	\$38.11	\$201.26
Increase Due to Rate Change	\$0.00	\$0.00	\$1.14	\$1.14	\$2.28
Totals	\$125.72	\$4.95	\$33.62	\$39.25	\$203.54
% Impact on Total Bill					1.13%

Sample Customer Bill – Small Commercial (GP)

Electric / Water Use	Electric Summer	Storm Water	Water Summer	Sewer	Total
2,000 kWh and 600 cf	\$254.40	\$4.95	\$27.84	\$27.15	\$314.34
Electric ECA	-\$7.80				-\$7.80
Totals	\$246.60	\$4.95	\$27.84	\$27.15	\$306.54
Increase Due to Rate Change	\$0.00	\$0.00	\$0.97	\$0.81	\$1.78
Totals	\$246.60	\$4.95	\$28.81	\$27.96	\$308.32
% Impact on Total Bill					0.58%

Sample Customer Bill – Small Commercial (GP)

Electric / Water Use	Electric Summer	Storm Water	Water Summer	Sewer	Total
5,000 kWh and 1,000 cf	\$612.60	\$4.95	\$39.08	\$38.11	\$694.74
Electric ECA	-\$19.50				-\$19.50
Totals	\$593.10	\$4.95	\$39.08	\$38.11	\$675.24
Increase Due to Rate Change	\$0.00	\$0.00	\$1.37	\$1.14	\$2.51
Totals	\$593.10	\$4.95	\$40.45	\$39.25	\$677.75
% Impact on Total Bill					0.37%

Sample Customer Bill – Small Commercial (GP)

Electric / Water Use	Electric Summer	Storm Water	Water Summer	Sewer	Total
10,000 kWh and 3,000 cf	\$1,209.60	\$9.90	\$106.26	\$92.91	\$1,418.67
Electric ECA	-\$39.00				-\$39.00
Totals	\$1,170.60	\$9.90	\$106.26	\$92.91	\$1,379.67
Increase Due to Rate Change	\$0.00	\$0.00	\$3.72	\$2.79	\$6.51
Totals	\$1,170.60	\$9.90	\$109.98	\$95.70	\$1,386.18
% Impact on Total Bill					0.47%

Sample Customer Bill –Commercial (LP)

Electric / Water Use	Electric Summer	Storm Water	Water Summer	Sewer	Total
20,000 kWh and 5,000 cf	\$2,181.81	\$9.90	\$162.46	\$147.71	\$2,501.88
Electric ECA	-\$78.00				-\$78.00
Totals	\$2,103.81	\$9.90	\$162.46	\$147.71	\$2,423.88
Increase Due to Rate Change	\$0.00	\$0.00	\$5.69	\$4.43	\$10.12
Totals	\$2,103.81	\$9.90	\$168.15	\$152.14	\$2,434.00
% Impact on Total Bill					0.42%

Sample Customer Bill –Commercial (LP)

Electric / Water Use	Electric Summer	Storm Water	Water Summer	Sewer	Total
60,000 kWh and 15,000 cf	\$6,221.55	\$14.85	\$465.43	\$421.71	\$7,123.54
Electric ECA	-\$234.00				-\$234.00
Totals	\$5,987.55	\$14.85	\$465.43	\$421.71	\$6,889.54
Increase Due to Rate Change	\$0.00	\$0.00	\$16.29	\$12.65	\$28.94
Totals	\$5,987.55	\$14.85	\$481.72	\$434.36	\$6,918.48
% Impact on Total Bill					0.42%

Sample Customer Bill –Commercial (LP)

Electric / Water Use	Electric Summer	Storm Water	Water Summer	Sewer	Total
100,000 kWh and 20,000 cf	\$10,284.95	\$44.55	\$649.86	\$558.71	\$11,538.07
Electric ECA	-\$390.00				-\$390.00
Totals	\$9,894.95	\$44.55	\$649.86	\$558.71	\$11,148.07
Increase Due to Rate Change	\$0.00	\$0.00	\$22.75	\$16.76	\$39.51
Totals	\$9,894.95	\$44.55	\$672.61	\$575.47	\$11,187.58
% Impact on Total Bill					0.35%

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING SECTION 29.408(7)(a), (iii)(c), (iv)(b), AND ENACTING A NEW SECTION 29.408(7)(a)(i)(d)(e),(iii)(c)(i)(ii) (d), (iv)(b), THEREOF, FOR THE PURPOSE OF REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended repealing Section 29.408(7)(a), (iii)(c), (iv)(b), and enacting a new Section 29.408(7)(a)(i)(d)(e),(iii)(c)(i)(ii) (d), (iv)(b) as follows:

“Sec. 29.408. OTHER GENERAL DEVELOPMENT STANDARDS.

(7) Requirements for Private Garages and Other Accessory Buildings.

(a) The following requirements apply to private garages and accessory buildings in Agricultural, Residential and Hospital/Medical districts:

(i) Location within Setbacks.

...

d. In cases in which the rear yard of a lot abuts the front yard of an adjoining lot, a detached garage or accessory building in the rear yard shall be not less than 6 feet from the adjoining property line for the distance of the required front yard setback on the adjoining lot.

e. In no case shall a detached garage or an accessory building in the rear yard be placed closer than 15 feet to any lot line that abuts a street.

...

(iii) Size.

...

c. In any Agricultural or Residential district the cumulative garage door opening width shall not exceed 30 feet for a Single Family Dwelling. Doors less than 8 feet in width, such as for lawn and garden equipment, are exempt. A cumulative width of all garage door openings exceeding 30 feet may be approved if

(i) the cumulative garage door openings that are generally parallel to and visible from the street are 20 feet in width or less, and

(ii) the additional garage door openings are located generally perpendicular to the street or are not visible from the street.

d. Two Family Dwellings are limited to a garage door width of 20 feet per dwelling unit. Doors less than 8 feet in width, such as for lawn and garden equipment, are exempt.

(iv) General Requirements.

...

b. Driveways to alleys. The garage door opening to a detached or attached garage that opens to an alley shall be located either 8 feet from the property line abutting the alley or a minimum of 20 feet from the property line abutting the alley.

...”

Section Two. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Three. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

John A. Haila, Mayor