

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

**AMES, IOWA**

**JULY 10, 2018**

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

The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor and voting member John Haila at 6:00 p.m. on the 10th day of July, 2018, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Other voting members present were: Bronwyn Beatty-Hansen, City of Ames; Gloria Betcher, City of Ames; Amber Corrieri, City of Ames; Tim Gartin, City of Ames; David Martin, City of Ames; Chris Nelson, City of Ames; Lauris Olson, Story County, and Bill Zinnel, Boone County Supervisor. As it was impractical for him to attend in person, Transit Representative Juan Bibiloni joined the meeting telephonically. AAMPO Administrator and Ames Public Works Director John Joiner, City of Ames Transportation Planner Tony Filippini, and Andy Loonan, Iowa Department of Transportation, were also present. Voting member Jonathan Popp, Gilbert Mayor, was absent.

**HEARING ON FY 2019-2022 TRANSPORTATION IMPROVEMENT PROGRAM (TIP):**

Transportation Planner Filippini explained that, to receive funds for transportation improvement projects, it is necessary for the projects to be part of the approved statewide plan. The first step in that process is for the AAMPO to develop a Draft Transportation Improvement Plan. Mr. Filippini stated that the Draft Plan before the AAMPO Policy Committee tonight was first presented on May 22, 2018, and provides for projects for street improvements, CyRide improvements, and trail projects. Since that date, the Draft TIP was made available for public comment and sent to the state and federal partners for review. According to Mr. Filippini, the AAMPO staff has received and addressed comments from the Iowa Department of Transportation (Iowa DOT), Federal Highway Administration, and Federal Transit Administration. Two revisions have been made: (1) a financial table has been included demonstrating the Iowa DOT's fiscal capacity and (2) the performance-based planning language has been updated to the Iowa DOT's standard language. No revisions were requested by the public. Mr. Filippini concluded by stating that, if approved, the TIP will be submitted to the Iowa DOT to be included with the State TIP to become effective on October 1, 2018.

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

Moved by Betcher, seconded by Olson, to adopt RESOLUTION NO. 18-409 approving the FY 2019-2022 Transportation Improvement Program.

Vote on Motion: 10-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**ADJOURNMENT:** Moved by Zinnel to adjourn the AAMPO Transportation Policy Committee

meeting at 6:05 p.m.

Vote on Motion: 10-0. Motion declared carried unanimously.

### **REGULAR MEETING OF THE AMES CITY COUNCIL**

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:08 p.m. on July 10, 2018, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. The following Council Members were present: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, David Martin, and Chris Nelson. *Ex officio* City Council Member Allie Hoskins was also present.

**PROCLAMATION:** Mayor Haila proclaimed July 2018 as Parks and Recreation Month. Accepting the Proclamation on behalf of the City of Ames Parks and Recreation Department were Director Keith Abraham and Parks and Recreation Commission Members Sarah Litwiller and Ed Moran, Chairperson. Director Abraham highlighted this year's theme, which is "A Lifetime of Discovery," and encouraged the public to explore Ames and each of its 36 parks.

**CONSENT AGENDA:** Council Member Corrieri requested to pull Item 10, the request from the Ames Soccer Club for the Post TIM Cup event. Council Member Betcher asked to pull Item No. 11, the requests from the Ames Farmers' Market Farm to Table Supper. Mayor Haila pulled Item No. 5, Report of Contract Change Orders for June 16-30, 2018; and Item 20, the contract and bond for the 2017/18 South Duff Avenue Improvements project.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Special Meetings of June 19, 2018, and July 2, 2018, and Regular Meeting of June 26, 2018
3. Motion approving certification of Civil Service applicants
4. Motion approving 5-day (July 12-16) Class C Liquor License for Olde Main Brewing Company at Reiman Gardens, 1407 S. University Boulevard
5. Motion approving 5-day (September 8-12) Class B Beer & Outdoor Service for Bethesda Lutheran Church, 1517 Northwestern Avenue
6. Motion approving ownership change for Class C Liquor License for Deano's, 119 Main Street
7. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
  - a. Class C Liquor – Red Lobster #747, 1100 Buckeye Avenue
  - b. Class C Liquor – Welch Ave. Station, 207 Welch Avenue
  - c. Class C Liquor & Outdoor Service – Bar, 823 Wheeler St., Ste. 1
  - d. Class B Beer – Panchero's Mexican Grill, 1310 S. Duff Ave., Ste. 103
  - e. Class C Liquor – Applebee's, 105 Chestnut St.
  - f. Class C Liquor, Catering, & Outdoor Service – Iowa State Center - Scheman Bldg., Scheman Bldg., Iowa State University
  - g. Class C Beer & Class B Native Wine – Hampton Inn & Suites Ames, 2100 SE 16<sup>th</sup> St.
8. Request from Ames Historical Society for Historical Plaque Program:
  - a. RESOLUTION NO. 18-413 authorizing carry-over of unspent funds from FY 2017/18 to FY 2018/19

- b. RESOLUTION NO. 18-414 authorizing carried over funds to be used for the production of program brochures
- 9. RESOLUTION NO. 18-415 approving FAA Grant Agreement for 2017/18 Airport Master Plan Update
- 10. RESOLUTION NO. 18-416 approving Revised 2018/19 Agreement with Ames Economic Development Commission
- 11. RESOLUTION NO. 18-417 approving preliminary plans and specifications for the WPC Clarifier Launder Cover Project; setting August 15, 2018, as bid due date and August 28, 2018, as date of public hearing
- 12. RESOLUTION NO. 18-418 waiving formal bidding requirements and authorizing approving of FY 2018/19 Public Safety Software Maintenance Contracts with Superior Public Sector at a cost of \$159,994
- 13. RESOLUTION NO. 18-419 awarding contract to Ames Ford Lincoln of Ames, Iowa, for two Ford F150 trucks for \$60,266.72 for Public Works Engineering
- 14. RESOLUTION NO. 18-420 awarding a contract to LawnPro L.L.C., of Colo, Iowa, for the 2018/19 Tree Trimming and Removal Program in an amount not-to-exceed \$95,000
- 15. RESOLUTION NO. 18-421 approving contract and bond for Water Pollution Control Facility Primary Clarifier Replacement Project
- 16. RESOLUTION NO. 18-423 accepting completion of 2016 CyRide Interceptor Pit Upgrades project
- 17. RESOLUTION NO. 18-424 accepting completion of 2016/17 Shared Use Path System Expansion
- 18. RESOLUTION NO. 18-425 approving Plat of Survey for 1407 Florida Avenue
- 19. RESOLUTION NO. 18-426 approving Plat of Survey for 1503 Top-O-Hollow Road
- 20. RESOLUTION NO. 18-427 approving Plat of Survey for 447 Westwood Drive
- 21. RESOLUTION NO. 18-428 approving Final Plat for ISU Research Park Subdivision, Phase III, Third Addition

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

**REPORT OF CONTRACT CHANGE ORDERS FOR JUNE 16-30, 2018:** Mayor Haila asked for an explanation of the two Change Orders listed pertaining to the Engineering Services Contract for the South Grand Avenue Extension project. Municipal Engineer Tracy Warner advised that the \$48,250 included the addition of traffic and bus pull-outs in the vicinity of the Boys and Girls Club area on South 5<sup>th</sup> Street. Change Order No. 1 in the amount \$102,891 had been previously approved by the City Council. It included a design modification changing where the storm sewer will be placed so it would not have to be torn out if South Grand were to be expanded in the future, some right-of-way acquisition, and grading and realignment work that was needed in order to line up with the Worle Creek Channel.

At the request of City Manager Steve Schainker, Ms. Warner explained the process of working with contractors on Change Orders to ensure the change is necessary and negotiating the costs associated with the Change Order.

Moved by Gartin, seconded by Corrieri, to approve the Report of Contract Change Orders for June 16-30, 2018.

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

**REQUEST FROM AMES SOCCER CLUB FOR POST TIM CUP EVENT AT HUNZIKER YOUTH SPORTS COMPLEX ON AUGUST 11:** Council Member Corrieri indicated that she had requested to pull this item from the Consent Agenda as she has a conflict of interest and would be abstaining from the vote.

Moved by Gartin, seconded by Beatty-Hansen, to approve/adopt the following:

- a. Motion approving blanket Vending License for the event
- a. RESOLUTION NO. 18-410 approving waiver of fee for blanket Vending License

Roll Call Vote: 5-0-1. Voting aye: Beatty-Hansen, Betcher, Gartin, Martin, Nelson. Voting nay: None. Abstaining due to a Conflict of Interest: Corrieri. Resolution declared carried, signed by the Mayor, and hereby made a portion of these Minutes.

**REQUESTS FOR AMES MAIN STREET FARMERS' MARKET FARM TO TABLE SUPPER ON AUGUST 12, 2018:** Council Member Betcher asked to have this new event explained. LoJean Petersen, Manager of the Downtown Farmers Market, 2814 Duff Avenue, Ames, explained that the Farm to Table Supper is a meal that will be put on for the community where the source of as many ingredients as possible will come from the Ames Main Street Farmers' Market vendors. Chefs from Aunt Maude's restaurant will be preparing the meal. Ms. Petersen said that the net proceeds from the Supper will go to expand the Market for the community. Council Member Betcher said her only concern about this event was that it had been advertised before the City Council had approved the requests. Ms. Petersen said the organizers had gotten a little behind and needed to get the event advertised. At the inquiry of Council Member Betcher, Ms. Petersen stated that tickets may be purchased from the Ames Chamber of Commerce or by going to the Main Street Farmers' Market Web site.

Moved by Betcher, seconded by Corrieri, to approve/adopt the following:

- a. Motion approving blanket Temporary Obstruction Permit
- b. Motion approving 5-day (Aug. 10-14) Special Class C Liquor License & Outdoor Service for the event
- c. RESOLUTION NO. 18-411 approving closure of the 500 block of Main Street from 12:00 p.m. on August 12 to 12:00 a.m. on August 13
- d. RESOLUTION NO. 18-412 approving waiver of fees for usage of electricity

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

**CONTRACT AND BOND FOR 2017/18 SOUTH DUFF AVENUE IMPROVEMENTS:** Public Works Director John Joiner advised that, if the contract and bond for this project is approved at this meeting, staff will meet with the contractor tomorrow to discuss Change Orders, which may contain slight schedule changes. Mr. Joiner said that staff prefers that the contractor wait until RAGBRAI riders have passed through Ames to close South Duff. If that occurs, the 30-day closure period would then be extended and would not be completed until late August; it would be before the start of football season, but would creep into the first week of Iowa State University's Fall Semester. Staff will also be negotiating with the contractor on the costs associated with those Change Orders.

According to Director Joiner, the public will be informed of any change in the closure dates by the Project Manager, Public Works Analyst, and Public Information Official Susan Gwiasda.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 18-422 approving the contract and bond to the 2017/18 South Duff Avenue Improvements project.

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

**PUBLIC FORUM:** Chuck Haselhoff, 325 Bell Avenue, Ames, voiced his concerns over the new Permit and application policy that Inspections Division is implementing, especially the on-line payment. He referenced the letter that had been sent to the Mayor and City Council from Jerry Cable, who has similar concerns. Mr. Haselhoff indicated that he pulls many permits per month. He would prefer to be billed once per month and be allowed to pay by check. He said he does not want to have to put a Credit Card on file with the City.

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

**ORDINANCE PERTAINING TO EXCEPTIONS AND HARDSHIPS TO RENTAL CONCENTRATION CAP:** City Attorney Mark Lambert summarized the amendments to the Ordinance as a result of the three motions that had been made by the City Council at its meeting of June 26. Specifically:

1. To rewrite Section 13.300(10)(a) to ensure that all of the conditions for receiving the exception were applied also to the property owners who had obtained a Building Permit prior to October 27, 2017. This was accomplished by deleting subparagraph “vi,” which included the Building Permit language and incorporating it into subparagraph “I.”
2. To add “electrical, plumbing, or mechanical” to “building permit.” That was accomplished by putting that language into subparagraph “I” [under 13.300(10)(a)(I).]

In addition, the words “of a primary residence” were stricken from subparagraph “iii” because not only primary residence owners, but also certain building/etc., permit holders, can qualify for the exception. This was a necessary clean-up to address the Council’s motions. The sentence, “The exception only applies to the primary residence of a property owner established prior to the date of application” was deleted from the first paragraph under Paragraph (10), as it was not accurate given the building/etc., permit exception.

3. To strike the words “and current mortgage balance” from (11)(a)(v). Also, the word “and” was inserted between the two items remaining.

Council Member Betcher stated that she had realized that she had missed an opportunity to make a motion to insert language regarding the Letter of Compliance (LOC) terminating when the property changes owners. She is not certain whether that would constitute too major of a change to the Ordinance at this point. City Attorney Lambert indicated that that amendment would not be too

major; it could be made to the Ordinance and be included when the Ordinance comes back on third reading.

Moved by Betcher, seconded by Beatty-Hansen, to amend the Ordinance to insert language under 13.300(10)(a) that the LOC will terminate when the property changes hands.

Ms. Betcher believes that by adding that, it may limit the number of long-term exceptions that are generated from the exception clause and would help maintain the integrity of the Cap. She would prefer not to create additional long-term LOCs, if that is possible. Discussion ensued on what that could mean to the total number of new LOCs. Council Member Gartin voiced his concern over not having public input on the possible change; therefore, he indicated that he would not be voting in favor of the motion. Ms. Betcher said that she did bring this topic up at the last meeting, and there had been conversation about it at that time.

Mayor Haila offered the option to the Council to table the second reading to a date certain, perhaps July 31, and have public input prior to second passage.

City Attorney Lambert cautioned that there are application deadlines contained in the Ordinance, and those deadlines might need to be adjusted if the second reading of the Ordinance is tabled.

Council Member Beatty-Hansen suggested that the motion could be withdrawn, and public input could be accepted at the Council Workshop on July 17.

Motion withdrawn.

Council Member Martin asked for a change to be made regarding a sentence in the Property Sale Hardship Exception section under (i) describing abutting sides. He pointed out that it would not be considered to be an “abutting side” unless it’s 20 feet or greater; that is a requirement, but that is not clear in that sentence.

Moved by Martin, seconded by Beatty-Hansen, to clean-up the language in the Ordinance to clarify the definition of “abutting side.”

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

Council Member Beatty-Hansen asked what had been decided regarding the date when a property owner had to be the primary resident. She noted that the Ordinance states that the owner has to be the primary resident as of the date of the application for an exception.

Moved by Beatty-Hansen, seconded by Corrieri, to require that the property owner be the primary resident on October 27, 2017.

Further explanation was given by Director Diekmann as to when a person becomes the primary resident and when that person is eligible to apply for an exception.

Motion withdrawn.

Council Member Betcher noted that under 13.300(10)(a)(i), it appears that the property owner could have obtained a building, electrical, plumbing, or mechanical permit any time “prior” to October 27, 2017. She pointed out that, the way it is now written, a permit could have been obtained in 2014 and the owner would still be eligible. Building Official Sara VanMeeteren said that some property owners have done work on their property in stages, and if the Council were to remove the word “prior,” it would exclude those people.

In looking at a spreadsheet listing the Permits provided by Ms. VanMeeteren, Ms. Betcher believed that there would be the potential for 52 properties to become rentals, which seemed, to her, like a substantial number. She believes that large of a number appears to undermine the intent of the Rental Cap Ordinance. Council Member Martin noted that there were 35 Building Permits closed from October 2016 to the present; 31 of those closed in 2017.

Council Member Nelson indicated that he thought it was the intention of the Council to be as accommodating as possible and give people options who have hardships. He noted that it has been said that it will take 20, 30, or 40 years for the Cap to have an effect on a neighborhood. Council Member Betcher agreed that it will take a long time for the Cap to make a difference; however, in the short term, people need to make a decision if they want to buy a house that abuts an existing rental. There is less certainty when there are 52 potential new LOCs out there because they don't know if the property next door was going to be rental. Council Member Martin stated that, with the Building Permit style exception, there is a requirement that the property be used as a rental within a certain time period; you have to “use it or lose it.”

Moved by Beatty-Hansen, seconded by Corrieri, to amend the Ordinance at Section 13.300(10)(a), Paragraph 2, to state that the property owner had obtained, on or after October 28, 2016, and prior to October 27, 2017, a building, electrical, plumbing, or mechanical permit, which would indicate an intent to convert the property to a rental property.

Council Member Gartin indicated that that motion was more of a clarification, not anything new.

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

Council Member Nelson pointed out that the Council knows of at least one property owner who was the primary resident for years and was eligible on October 27, 2017, but got transferred due to a job. With the dates just voted on, that property owner would not be eligible now because he is no longer the primary resident. Ms. VanMeeteren noted that he might qualify under the Property Sale Hardship and she knows that that person has already been granted a Transitional LOC.

Council Member Betcher stated that one item that the Council had not considered was a duplex that does not have a LOC for either side because the owner's family members live on the other side. Ms. VanMeeteren stated that there are 12 duplexes in the Cap Areas that are not registered. Ms. Betcher

asked if there was a way to allow a duplex that existed before the date of the Moratorium to apply for a LOC. Director Diekmann noted that that is not part of the Ordinance being discussed; it is part of the Occupancy Ordinance. Ms. Betcher asked if a duplex then needs to get two LOCs. Director Diekmann explained that if a property owner, who now lives on one side of the duplex, decides they wanted to sell, they could apply for a Property Sale Hardship Exception. They would have to meet the prerequisites, including marketing the property for nine months, which is part of the other Ordinance.

Moved by Betcher, seconded by Beatty-Hansen, to table the second passage of the Ordinance until the July 17, 2018, meeting and take public input on what was just discussed, i.e., the non-transferability of the LOC.

Motion withdrawn.

Moved by Betcher, seconded by Beatty-Hansen, to take public input on the issue of the non-transferability of the LOC.

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

Moved by Betcher to table the second passage of the Ordinance to July 31, 2018.

Motion withdrawn.

Moved by Betcher, seconded by Beatty-Hansen, to bring back the possible Ordinance amendments discussed at this meeting for public input on July 17, 2018, and table the second passage of the Ordinance to that date.

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

**ALCOHOL SERVICE AT SIDEWALK CAFÉ AT MOTHER’S PUB, 2900 WEST STREET:**

Assistant City Manager Brian Phillips stated that Mother’s Pub had submitted a request to implement a sidewalk café with the serving of alcohol. They have a Class C Liquor License, and according to *Municipal Code* Section 17.16, because the majority of its sales come from selling alcoholic beverages, they may not have minors on the premises after 4:00 PM. Approval from the City Council is required to allow alcohol service at its proposed sidewalk café. Mr. Phillips reviewed the factors that must be considered by the City Council before approving such a request.

According to Mr. Phillips, Mother’s Pub has had a good compliance record, and the site conditions and other factors lend to a more easily controlled environment where alcohol would be served. He noted that the approval is for only the 2018 sidewalk café season (April through October) according to the *Municipal Code*. Sidewalk café applications must be completed each season; they do not carry over from year to year. Mr. Phillips noted that the first approval for an exception of this type was for Della Viti. Della Viti was required to obtain approval for the exception from the City Council each year; thereby allowing staff to report regarding the safety and success of the alcohol



service. Staff anticipates taking a year-by-year approach to Mother's Pub as well.

Assistant City Manager Phillips noted that alcohol service at sidewalk cafes and the other changes implemented by the City Council last year have generally been safe and successful. An increasing number of restaurants are taking advantage of the opportunity to host sidewalk cafes, and City staff has identified a few establishments that have struggled to meet all of the requirements when setting up for their second season. Staff has had constructive conversations with the owners/managers of those establishments.

Council Member Martin asked if the neighbors had been contacted. Andrew Thompson, General Manager of Mother's Pub, stated that they have had some input from their neighbors. Mr. Thompson explained the Pub's policy of playing music out on the sidewalk. He said that he goes to the street to check the volume of the music. Mr. Martin said that he had walked by this establishment and heard very loud music. Mr. Thompson replied that when they have bands, it is louder. Mr. Martin expressed his concern about what impact the service of alcohol at a sidewalk café might have on the neighborhood. He pointed out that this establishment is in a primarily residential area. Council Member Gartin noted that there is pretty much the same situation on Main Street, as there are more and more people living Downtown.

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 18-429 approving an exception to *Municipal Code* Section 22.32(c)(2)(v) to allow alcohol service in Sidewalk Café at Mother's Pub, 2900 West Street.

Council Member Martin stated that he still had concerns about the impacts this might have on the neighborhood, but believed it was fair to give the establishment an opportunity to try it.

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

**PROPOSED CAMPUSTOWN SELF-SUPPORTING MUNICIPAL IMPROVEMENT DISTRICT (SSMID):** City Planner Julie Gould stated that a SSMID is a self-taxing body that assesses and applies a levy rate to commercial properties within an approved district. Chapter 386 of the *Iowa Code* contains the process and requirements to be met in order to create a SSMID. The initial steps require the submittal of a petition that included the signatures of a minimum of 25% of all property owners within the SSMID boundaries and signatures of property owners that make up at least 25% of the assessed property value within the SSMID boundaries. The Campustown Action Association (CAA) has submitted a Petition to create a SSMID, and staff has verified that the CAA Petition includes 45.8% of the property owners that represent 41.8% of the assessed property value.

According to Ms. Gould, some of the properties located within the proposed SSMID boundary are residential or a mix of residential and commercial uses. She noted that all residential properties are exempt from the SSMID levy and those properties and values are not included in the Petition. Other properties that are exempt from paying property taxes are exempt from the SSMID levy as well. It was also pointed out by Ms. Gould that, if approved, the SSMID levy will apply to all commercial properties within the District regardless of the property owner's signature of support for the Petition.

Ms. Gould stated that the levy rate for a SSMID is proposed by the entity presenting the Petition. The Petition submitted by the CAA details why the rates were chosen and what type of projects the revenues would fund. It was said by Ms. Gould that the combined levies will generate approximately \$50,000 to \$70,000.

Karin Chitty, Director of Campustown Action Association, and Ann Taylor, owner of Dog Town, were present. At the inquiry of Council Member Gartin, Ms. Taylor answered that they had been working on creating a SSMID for a full four years.

Council Member Gartin stated his concern about dividing the burden of this proposal. He asked how it had been designed to ensure equity. Ms. Taylor advised that the single biggest property owner is Kingland; that property is already under a TIF arrangement and is not being included as part of the proposed SSMID.

Mr. Gartin asked if there were other communities in Iowa who have created a SSMID. Ms. Taylor said there have been many smaller communities who have, one she knew of was Spencer, Iowa.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 18-430 setting the date of public hearing as July 31, 2018, regarding the proposed Campustown Self-Supporting Municipal Improvement District.

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

Council Member Gartin asked about the notification requirements. Ms. Gould explained all impacted property owners will receive notice sent by certified mail at least 15 days prior to the hearing. Ms. Chitty indicated the outreach that had already been done by the CAA.

**PUBLIC WORKS MAJOR PROJECTS UPDATES:** Public Works Director John Joiner and Municipal Engineer Tracy Warner provided information on the East Industrial Area Utility Extension, Flood Mitigation - River Flooding (Squaw Creek near S. Duff Avenue), and the Grand Avenue Extension.

East Industrial Area Utility Extension. Ms. Warner advised that the latest cost estimate is approximately \$500,000 over the budgeted amount of \$5,000,000. Staff is continuing to evaluate cost savings options as part of the plan review process.

Council Member Gartin brought up the issue of determining the size of the water pipes, sanitary sewer. City Manager Schainker told the Council that recent discussions with the Ames Economic Development Commission (AEDC) staff have indicated that they are recruiting companies that are larger users of water/sewer than originally planned. He emphasized that the City will have to have discussions with the AEDC about what type of industries should be recruited. Mr. Schainker advised that the City has to be selective; it has to balance the benefits of bringing the industry to Ames with the costs of infrastructure and providing services. Mayor Haila asked if there was a limiting factor, such as the aquifer. Director of Water and Pollution Control John Dunn explained that, at some point, the City might have to be concerned about that; however, at this time, the biggest challenge

is finding the sites for new wells. City Manager Schainker indicated that the Council will need to have a discussion and provide guidance. Discussion ensued about increasing capacity at the Water Plant and treating the additional capacity. Potential expansion costs could cost up to \$100 million.

Mayor Haila noted that this project is expected to be let for bid in late summer with construction to begin in Fall 2018. If the Council wants to have a workshop on the recruitment of certain industries and the costs associated with infrastructure and services, it should not wait until staff has bids in hand.

Merlin Pfannkuch, 1424 Kellogg Avenue, Ames, shared his opinion that the Council should have had this discussion prior to including this project in the Capital Improvements Plan. He feels that there had been very little public discussion on this project; the public is being left in the dark. Mr. Pfannkuch would like the AEDC to come before the Council to inform the public on what types of businesses they are working to recruit. In addition, Mr. Pfannkuch said that it struck him as odd that staff is asking Council for direction on whether or not to establish an assessment district along this corridor as he thought that was already decided.

Moved by Beatty-Hansen, seconded by Betcher, to direct staff to establish an assessment district along this corridor so that any new industries locating there would have to pay a hook-up fee to receive water or sanitary sewer service.

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

Flood Mitigation - River Flooding (Squaw Creek Near S. Duff Avenue). Municipal Engineer Warner told the Council that staff had been notified on March 23, 2018, that the City was not successful in receiving nationally competitive FEMA grant funds for the Flood Mitigation - River Flooding project. Ms. Warner said that, in talking with the Iowa Department of Homeland Security and Emergency Management staff, it was suggested that staff evaluate the project further for phasing options and offered to help City staff in pursuing other grant funding. FEMA was also asked for feedback about the submitted grant application to aid in considering whether re-application in Fall 2018 would be an option. Feedback from those agencies has been received, and staff feels optimistic that they can supplement and repackage the grant application.

Council Member Betcher asked if there would be a \$2.3 million shortfall, instead of the \$786,050 that had previously been anticipated if grant funding is not received. She indicated that she had not been in favor of this project when it was presented, and it appears that the cost is increasing. City Manager Schainker reviewed some of the numbers. Ms. Betcher asked when it would be known if the City was going to receive grant funding. Ms. Warner answered that the City should be informed by March 2019 with the money being available no earlier than 2020.

Ms. Warner showed a map indicating the concept of full-build (channel shaping). with a re-connection to the floodplain; the map was from November 2016 when a workshop on this project was held. It would mean a flood reduction of an estimated 0.5 - 2.0 feet at various locations in the S. Duff Avenue area.

Chuck Winkleblack, Hunziker & Associates, 105 S. 16<sup>th</sup> Street, Ames, said that they have properties on 2.7 acres that are adjacent to the river in this area, but are not located in the flood plain. He believes that 1.7 acres are buildable. There are uses for the properties, and they have some potential buyers, but they need to know what is going to happen and whether it is the City's intention to move forward with this project. Municipal Engineer Warner recommended that the Council move forward to acquire some smaller-valued easements.

Council Member Gartin asked if the City knows enough about the project to be able to give closure to the Carneys, whose property would be impacted and is for sale. Municipal Engineer Warner said that the City could provide the boundaries for this project to the property owner. Mr. Winkleblack indicated that he does not know if the Council is committed to this project. It needs to be determined if the City would be requesting an easement or would be purchasing the property. Council Member Betcher asked if the City would be committed to this project even if the grant funding is not received. City Manager Schainker commented that staff needed to send the Cost/Benefit Analysis to the Council that had been prepared when the project was first presented.

Grand Avenue Extension. Municipal Engineer Warner stated that the current CIP reflects a significant amount of funding for this project coming from state/federal grants. Ms. Betcher noted that a funding deficiency of \$2,345,000 remains at this time. Ms. Warner acknowledged that was the deficiency at this point; however, grant applications are continuing to be submitted. City Manager Schainker indicated that the funding deficiency will need to be addressed at budget time for the CIP. After being asked by Mayor Haila, Ms. Warner said the biggest impediment to this project going forward is land acquisition.

Chuck Winkleblack, 105 S. 16<sup>th</sup> Street, Ames, noted that the Kmart property is going to be redeveloped and will likely be much more intensive than it was previously; that will result in even more traffic on South Duff and South 16<sup>th</sup> Street.

**NORTH RIVER VALLEY WELL FIELD AND PIPELINE PROJECT:** Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 18-431 approving the Purchase Agreement with David A. Kepley Revocable Trust for 2.81 acres for the construction of North River Valley Well Field and Pipeline Project.

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

**HEARING ON SALE OF VACATED RIGHT-OF-WAY ADJACENT TO 1604 TRUMAN DRIVE:** Mayor Haila opened the public hearing. No one came forward to speak, and the Mayor closed the hearing.

Moved by Betcher, seconded by Corrieri, to pass on third reading and adopt ORDINANCE NO. 4263 vacating the right-of-way adjacent to 1604 Truman Drive.

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

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 18-432 approving the sale and conveyance by Quit Claim Deed to Marvin R. Orth and Donna J. Orth, subject to payment of \$3,116.

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

**HEARING ON INSTALLATION SERVICES FOR 69kV UG POWER CABLE TOP-O-HOLLOW SUBSTATION:** The public hearing was opened by Mayor Haila and closed after no one came forward to speak.

Moved by Gartin, seconded by Corrieri, to accept the Report of Bids and delay award for the Installation Services for 69kV UG Power Cable Top-O-Hollow Substation.

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

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:** Moved by Betcher, seconded by Gartin, to put on a future agenda the request from Heath D. Bullock for rezoning property at 3115 and 3125 Grove Avenue.

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

Moved by Nelson, seconded by Gartin, to place on a future Agenda the request from Hendra Hardi to establish an Urban Revitalization Area for 115-127 Dotson Avenue.

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

Moved by Gartin, seconded by Betcher, to place on a future Agenda the options pertaining to the request of Margot Eness for a Boundary Line Adjustment within the Ames Urban Fringe.

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

Moved by Betcher, seconded by Beatty-Hansen, to get a memo from staff pertaining to the concerns expressed in a letter from Jerry Cable, Sr., and in person by Chuck Haselhoff during Public Forum at this meeting, about a change in the issuance and payment of permits from the Inspections Division.

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

Moved by Beatty-Hansen, seconded by Betcher, to get a memo from staff regarding the request of OnPoint Development, LLC, for a Zoning Text Amendment to Section 29.1308(8)(d) pertaining to Interior Climate Controlled Mini-Storage Facilities.

Motion withdrawn.

Moved by Gartin, seconded by Corrieri, to place on a future agenda the request of OnPoint Development, LLC, for a Zoning Text Amendment to Section 29.1308(8)(d) pertaining to Interior Climate Controlled Mini-Storage Facilities.

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

Moved by Betcher, seconded by Beatty-Hansen, to request that the Mayor write to the owner/manager Pro Nails and explain that the Council is unable to do anything because the requirement is per Code.

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

**COUNCIL COMMENTS:** Moved by Gartin, seconded by Betcher, to ask the City Attorney to draw up language for the Council to consider pertaining to the hanging issue about duplexes that lack a Letter of Compliance for both units.

At the inquiry of City Manager Schainker, Council Member Gartin indicated that he was in favor of allowing a LOC for both units.

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

Moved by Gartin to set a workshop for a broad discussion of infrastructure needs of the community pertaining to the East Industrial Area.

Motion died for lack of a second.

Council Member Nelson commented that perhaps the Council should request the Ames Economic Development Commission to provide its recruitment strategy for businesses to be located in that area.

**ADJOURNMENT:** Moved by Beatty-Hansen to adjourn the meeting at 9:58 p.m.

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Diane R. Voss, City Clerk

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John A. Haila, Mayor