

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

AMES, IOWA

MAY 24, 2016

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

The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor and voting member Ann Campbell at 5:20 p.m. on the 24th day of May, 2016, 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; Amber Corrieri, City of Ames; Tim Gartin, City of Ames; Chet Hollingshead, Boone County; Chris Nelson, City of Ames; Peter Orazem, City of Ames; Wayne Clinton, Story County; Cole Staudt, Ames Transit Agency. AAMPO Administrator John Joiner, City of Ames Transportation Planner Tony Filippini, and Mike Clayton, representing the Iowa Department of Transportation, were also present.

DRAFT AMENDMENT TO FY 2016 - 2019 TRANSPORTATION IMPROVEMENT PROGRAM: AAMPO Administrator Joiner informed the Council that the Amendment to the FY 2016-2019 TIP involves increasing the federal funding amount and accelerating timing for the Interstate 35/U.S. 30 Interchange Project. Currently, the Project includes \$10,471,000 of federal funds with a total project cost of \$16,404,000. The Project is proposed to shift to FY 2016 with \$22,890,000 of federal funds and a total project cost of \$30,103,000. Mr. Joiner noted that this project is administered by the Iowa Department of Transportation and does not involve local funds. He advised that an opportunity for public review and comment is required to process an Amendment to the TIP. A public input session will be held on June 3, 2016, to discuss the Amendment. The AAMPO Transportation Policy Committee was then asked to approve the Draft Amendment and set the date of public hearing for June 14, 2016.

At the inquiry of Mr. Orazem, Mr. Clayton gave a brief explanation of the time line for the project.

Moved by Clinton, seconded by Corrieri, to approve the Draft Amendment to FY 2016-2019 Transportation Improvement Program and set the date of public hearing for June 14, 2016.

Vote on Motion: 9-0. Motion declared carried unanimously.

HEARING ON FY 2017 TRANSPORTATION PLANNING WORK PROGRAM(TPWP): Ms. Campbell opened the public hearing. There being no one wishing to speak, the hearing was closed.

Transportation Planner Filippini noted that the AAMPO Transportation Policy Committee had previously reviewed and approved the Draft FY 2017 TPWP on March 22, 2016. The Work Program includes several elements to ensure an integrated transportation system.

Moved by Hollingshead, seconded by Corrieri, to approve the Final FY 2017 TPWP.

Vote on Motion: 9-0. Motion declared carried unanimously.

HEARING ON PUBLIC PARTICIPATION PLAN: The public hearing was opened by Ms. Campbell. No one came forward to speak, and Ms. Campbell closed the hearing.

It was noted by Mr. Filippini that the Transportation Policy Committee previously reviewed and approved the Draft Public Participation Plan on March 22, 2016.

Moved by Beatty-Hansen, seconded by Staudt, to approve the Public Participation Plan.
Vote on Motion: 9-0. Motion declared carried unanimously.

COMMENTS: Mr. Filippini reported that the City of Ames was named a Bronze Level Bicycle Friendly Community by the American Bicyclists. It was shared by Mr. Filippini that this was a cooperative effort among the Ames Bicycle Coalition, Healthiest Ames, and the City of Ames.

ADJOURNMENT: Moved by Staudt, seconded by Clinton, to adjourn the AAMPO Transportation Policy Committee meeting at 6:08 p.m.
Vote on Motion: 9-0. 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 Campbell at 6:10 p.m. on May 24, 2016, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames City Council were Bronwyn Beatty-Hansen, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem. Council Member Gloria Betcher was absent. *Ex officio* Member Sam Schulte was also present

CONSENT AGENDA: Mayor Campbell announced that Item No. 11 should read, “Motion approving National Register Nomination for 413, 417, 427, and 429 Douglas Avenue (Octagon Center for the Arts).” Also, Item No. 14, Professional Services Contract for Sanitary Sewer Analysis for North Growth Gap Area, was being pulled by staff for separate discussion.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of May 10, 2016, and Special Meeting of May 20, 2016
3. Motion approving Report of Contract Change Orders for May 1-15, 2016
4. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class B Liquor – Gateway Hotel & Conference, 2100 Green Hills Drive
 - b. Class C Liquor – Old Chicago, 1610 S. Kellogg Avenue
 - c. Class C Liquor – Fuji Japanese Steakhouse, 1614 S. Kellogg Avenue
5. Motion approving 5-day (June 3-June7) Special Class C Liquor License for Olde Main at 3M, 900 Dayton Avenue
6. Motion approving 5-day (June 9-June 13) Special Class C Liquor License for Olde Main at Hansen Agriculture Student Learning Center, 2516 Mortensen Road
7. Motion approving 5-day (June 23-June 27) Class C Liquor License for Olde Main at the ISU Alumni Center, 420 Beach Avenue
8. Motion approving 5-day (June 18-June 22) Class C Liquor License for Christiani Events at the ISU Alumni Center, 420 Beach Avenue
9. Motion approving 5-day (June 6-June 10) Special Class C Liquor License for Burgie’s Coffee & Tea Company at the ISU Alumni Center, 420 Beach Avenue
10. Motion approving 5-day (June 15-June 19) Class C Liquor License & Outdoor Service for Gateway Hotel & Conference Center LLC at CPME Event Center, 2321 North Loop Drive
11. Motion approving National Register Nomination for 413, 417, 427, and 429 Douglas Avenue (Octagon Center for the Arts)
12. Motion approving Encroachment Permit for awnings at 413 Northwestern Avenue, Wheatsfield Cooperative
13. Motion approving Encroachment Permit for a sign at 2420 Lincoln Way, Suite 103, Fuzzy’s Taco Shop

14. Requests for Hope Run on June 18, 2016:
 - a. RESOLUTION NO. 16-277 approving closure of portions of Dotson Drive, Mortensen Road, Hayward Avenue, Knapp Street, Sheldon Avenue, Arbor Street, and State Avenue from 7:30 a.m. to approximately 9:00 a.m. on Saturday, June 18
 - b. RESOLUTION NO. 16-278 approving waiver of Road Race permit fee
15. Requests for Midnight Madness on July 9, 2016:
 - a. Motion approving 5-day (July 9-13) Class B Beer Permit and Outdoor Service Area in City Hall Parking Lot N
 - b. Motion approving tapping of up to seven kegs at once during post-race party with maximum of 20 kegs total during the evening
 - c. Motion approving blanket Vending License for July 9
 - d. RESOLUTION NO. 16-279 approving closure of Fifth Street, Douglas Avenue, Sixth Street, Clark Avenue, Main Street, Northwestern Avenue, Ninth Street, Ridgewood Avenue, Sixth Street, and City Hall Parking Lot N
 - e. RESOLUTION NO. 16-280 approving suspension of parking regulations and enforcement from 6:00 p.m. to 11 p.m. on Saturday, July 9
 - f. RESOLUTION NO. 16-281 approving waiver of fees for blanket Vending License and usage of electricity
16. Requests from Main Street Cultural District (MSCD) for Firefly Country Night on Main Street on Sunday, July 17, 2016:
 - a. Motion approving 5-day (July 17-21) Special Class C Liquor License and Outdoor Service
 - b. Motion approving blanket Temporary Obstruction Permit and blanket Vending License at 200 Main Street and 400 block of Douglas Avenue from 6 p.m. on Saturday, July 16, to 11:59 p.m. on Sunday, July 17
 - c. RESOLUTION NO. 16-282 approving closure of 200 block of Main Street and 400 block of Douglas Avenue starting at alley, from 6:00 p.m. on Saturday, July 16, to 11:59 p.m. on Sunday, July 17
 - d. RESOLUTION NO. 16-283 approving closure of 50 parking spaces within the closed areas
 - e. RESOLUTION NO. 16-284 approving waiver of fees for use of electrical outlets and blanket Vending License
17. RESOLUTION NO. 16-285 approving FY 2016/17 Sign Permit Fee adjustment
18. RESOLUTION NO. 16-286 rescinding Resolution No. 16-238 regarding vacating an alley between North Dakota Avenue and Delaware Avenue between Toronto Street and Reliable Street
19. RESOLUTION NO. 16-287 approving FY 2016/17 Human Services (ASSET) Contracts
20. RESOLUTION NO. 16-288 approving FY 2016/17 COTA Contracts
21. RESOLUTION NO. 16-289 approving FY 2016/17 Contracts for Outside Funding Requests
22. RESOLUTION NO. 16-290 approving contract with Main Street Cultural District in the amount of \$20,000 for Downtown Holiday Lights
23. RESOLUTION NO. 16-291 approving renewal of health insurance administrative services contract with Wellmark from July 1, 2016, through June 30, 2017
24. Renewal of Property Insurance Renewals:
 - a. RESOLUTION NO. 16-292 approving one-year extension of agreement with Willis of Illinois for brokerage services
 - b. RESOLUTION NO. 16-293 approving 2016/17 Annual Premium for Power and Municipal properties, brokered by Willis
25. RESOLUTION NO. 16-294 approving Professional Services Agreement with Snyder & Associates of Ankeny, Iowa, for Phase II of Squaw Creek Water Main Protection Project at a cost not to exceed \$111,900
26. RESOLUTION NO. 16-295 approving Iowa Economic Development Authority Contract for financial assistance for XPANXION, Inc., with local match
27. RESOLUTION NO. 16-296 approving Ames Intermodal Facility Commercial Tenant Lease with

Executive Express

28. RESOLUTION NO. 16-297 approving Ames Intermodal Facility Commercial Tenant Lease with Jefferson Lines
 29. RESOLUTION NO. 16-298 approving Joint Use Parking Agreement for 1320 Dickinson Avenue (Perfect Games)
 30. RESOLUTION NO. 16-299 awarding Engineering Services Contract to Zachry Engineering Corporation of Minneapolis, Minnesota, for Power Plant Unit 7 Superheater, Furnace Wall, and Dump Grate Replacement in an amount not to exceed \$93,500
 31. RESOLUTION NO. 16-300 approving purchase of four 40-foot buses from Gillig Corporation of Hayward, California, in a not-to-exceed amount of \$1,772,000
 32. RESOLUTION NO. 16-301 approving preliminary plans and specifications for 2016/17 Pavement Restoration Program - Contract 1: Concrete Joint Repair Program; setting June 22, 2016, as bid due date and June 28, 2016, as date of public hearing
 33. RESOLUTION NO. 16-302 approving preliminary plans and specifications for 2016/17 Pavement Restoration Program - Contract 2: Slurry Seal Program; setting June 22, 2016, as bid due date and June 28, 2016, as date of public hearing
 34. RESOLUTION NO. 16-303 approving preliminary plans and specifications for 2015/16 Storm Sewer Improvement Program; setting June 22, 2016, as bid due date and June 28, 2016, as date of public hearing
 35. South Skunk River Basin Watershed Improvement (City Hall Parking Lot Reconstruction):
 - a. RESOLUTION NO. 16-304 approving revised Iowa Department of Agricultural and Land Stewardship (IDALS) Water Quality Grant completion date to June 30, 2017
 - b. RESOLUTION NO. 16-305 approving preliminary plans and specifications; setting June 22, 2016, as bid due date and June 28, 2016, as date of public hearing
 36. RESOLUTION NO. 16-306 awarding contract to Keck Energy of Des Moines, Iowa, in an amount not to exceed \$300,000 for Electric Services Fuel Supply Contract
 37. RESOLUTION NO. 16-307 approving renewal of contract with MCG Energy Solutions, LLC, of Minneapolis, Minnesota, for Electric Market Participant Services Software in the amount of \$121,187.88 (plus applicable sales taxes)
 38. RESOLUTION NO. 16-308 approving contract and bond for Skate Park Renovation Project
 39. RESOLUTION NO. 16-309 approving contract and bond for 2015/16 Right-of-Way Restoration Program
 40. RESOLUTION NO. 16-310 accepting completion of Ada Hayden Heritage Park Service Line Project
 41. RESOLUTION NO. 16-311 accepting completion of City Hall Renovation Phase 2 project
- Roll Call Vote: 5-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PROFESSIONAL SERVICES CONTRACT FOR SANITARY SEWER ANALYSIS FOR NORTH GROWTH GAP AREA: Planning and Housing Director Kelly Diekmann pointed out that the City Council, on March 1, 2016, had reviewed a staff report concerning approximately 300 acres of land between the current North Growth and Northwest Allowable Growth Area. The Council had asked for an assessment of the City's current policies and the Ames Urban Fringe Plan in response to a discussion of future growth from September 2015, and in response to an interest of the Dankbar property to consider annexation and development within the City. At that time, staff reviewed the policies for development and changes to the Fringe Plan that were needed to consider annexation of the Gap Area. Staff also provided preliminary findings concerning sanitary sewer capacity limitations to serve the additional area. No additional growth could be accommodated by the current system that exists to the south of the Gap Area. After that discussion, the Council directed staff to add a project to pursue amendments to the Ames Urban Fringe Plan to allow for future annexation of the Gap Area lands to the Planning and Housing Department Work Plan.

Mr. Diekmann reported that the Council, on March 1, 2016, had also discussed what growth options might exist farther to the north of Cameron School Road or even for land north of 190th Street. The Council discussed that idea in the context of what scale of sanitary sewer improvements might be needed to serve the Gap Area as well as any other potential expansion north of the city limits. Staff was directed to return with a scope for a sanitary sewer evaluation for growth in the Gap Area and farther to the north. It was noted that the Public Works Department has contacted the City's current sanitary sewer engineering consultant (Veenstra and Kimm) and received a preliminary estimate to analyze the sanitary sewer area (between Cameron School Road and 180th Street) and potential environmental constraints related to extension of sanitary sewer trunk line in the Squaw Creek basin. The cost is estimated at \$18,000. No funds have been allocated for this type of study; if the Council directs staff to move ahead with the study in FY 2016/17, it would have to be funded from the available balance in the Sanitary Sewer Fund.

Council Member Beatty-Hansen asked to know the downsides of waiting. Mr. Diekmann said that the City will be ready if development is to occur first in the gap area. There are no downsides; it just means the City will be "ahead of the game." It will also provide the City Council more confidence in making a decision as to where to allow growth to occur.

Moved by Gartin, seconded by Nelson, to direct staff to begin an assessment of a sanitary sewer extension and system capacity to serve growth north of the City and east of Squaw Creek at a cost not to exceed \$18,000.

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

PUBLIC FORUM: Cole Staudt introduced himself as the new Government of the Student Body (GSB) President. Mr. Staudt stated that Sam Schulte had been appointed to serve another year as the *ex officio* Member on the City Council. Mr. Staudt shared a couple issues that will be pursued by the GSB: (1) mental health needs being met for Iowa State students and (2) medical amnesty program, which exempts students from facing charges themselves if they call for medical attendance for an underage student who may have consumed alcohol.

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

FATS, OILS, AND GREASE (FOG) CONTROL ORDINANCE: Dustin Albrecht, Environmental Specialist with the Water and Pollution Control Department, explained the proposed revisions to the FOG Control Ordinance. He pointed out that, in November 2014, the City Council had adopted an ordinance implementing a FOG Control Program. Among other elements, the FOG Control Program included a Restaurant Surcharge rate that would be added to the regular sewer use rate for any food service establishment (FSE) that did not meet the requirements of the Program. The implementation time line included two six-month compliance periods where the Restaurant Surcharge Rate was not enforced. This was to allow restaurants a grace period to learn about the requirements of the Program and to make any necessary changes to their management practices to become compliant. In the time since the Ordinance was adopted, City staff has launched the Program that is now in the second compliance period. Information about the Program has been communicated through mailings and also in public information sessions held on December 17 and 18, 2015. Mr. Albrecht reported that 45 individuals representing FSEs had attended those meetings.

Key elements of the proposed revisions to the FOG Control Program were explained by Mr. Albrecht, as follows:

1. Removal of Food Processing Plants and Retail Food Establishments from the Program. Practices occurring at these sites have been reviewed by City staff, and it has been determined that they are not the target of the program.

This change eliminated approximately 30 FSEs from the program.

2. Defining the process required for an FSE to gain approval to use an additive as a method of FOG control. Also defined are the specific types of additives that will not be approved for use. These types of additives are designed to disperse the accumulated FOG and would work against the goals of the Program.

This change would help relieve some confusion as to which types of additives are permissible.

3. Delineating the difference between a gravity-flow grease interceptor and a hydromechanical grease interceptor.

Highlighting the difference provides the opportunity to allow FSEs to clean out their own hydromechanical grease interceptors while still requiring that gravity-flow grease interceptors be cleaned by a party that specializes in that line of work.

4. Setting of the Restaurant Surcharge rate at \$2.54/100 cubic feet for noncompliance with the FOG Control Program.

Data was collected from 33 FSEs on the Program to help determine the rate. The data collected included the following:

- a. Intervals at which the FSE had its grease interceptor cleaned and the percentage of how full the grease interceptor was at each cleaning.
- b. Cost to clean the FSE's grease interceptor.
- c. The FSE's average monthly sewer usage.

Using the cleaning data allowed staff to determine the minimum frequency (cleanings per month) at which an FSE would need to clean its grease interceptor in order to be compliant with the Program. Multiplying this frequency by the cost to have the grease interceptor cleaned provided an estimated monthly cost for the FSE for the proper maintenance of their equipment. The estimated monthly cost was then divided by the average monthly sewer usage to give a surcharge rate for that FSE. The proposed Restaurant Surcharge rate was the median rate obtained from the data.

5. Addition of a Restaurant Fee set at \$75.00/month to be used in lieu of the Restaurant Surcharge for FSEs that are not billed for sewer usage or whose sewer usage is not representative of their food service activities.

A number of FSEs on the Program are not billed for sewer usage due to the way the utilities were set up for their location. In addition, there are facilities on the Program that are billed for high volumes of sewer usage with only a small portion of that usage being related to food service. These facilities would be subject to the Restaurant Fee only if they are not compliant with the Program. The fee was determined by using the Restaurant Surcharge rate from above and multiplying that by the median monthly sewer usage for FSEs on the program. It is believed that this is the most equitable way to address these types of unique establishments without imposing significant re-plumbing costs to the FSE.

According to Mr. Albrecht, the final compliance grace period established in the original Ordinance is set to expire on June 30, 2016. All FSEs who are in compliance with the FOG Control Program during the second half of 2016 will be exempt from paying the Restaurant Surcharge or Restaurant Fee. Any who are not in compliance will see the Restaurant Surcharge appear on their utility bill for meter readings beginning on January of 2017. Every six months their compliance status will be re-evaluated, and FSEs could potentially move on or off of the surcharge rate.

Bryan Kinneer, owner of West Towne Pub, 4518 Mortensen Road, Ames, stated that he built West Towne Pub in 2005 and Perfect Games in 2009. Mr. Kinneer believes that there is a common misconception that restaurant owners do not take care of their grease traps. He said he cleans his grease traps every month; however, he is still not meeting the threshold. Cleaning costs for him are \$642/year; he believes he is being very vigilant and doing everything he can to comply, but still isn't in compliance. To put in an interceptor tank in his parking lot would cost him \$27,000 and cause him to lose a week's worth of revenue. Mr. Kinneer suggested that certain companies be grandfathered-in for a certain period of time or perhaps be offered a discounted rate or pursue grants. He noted that, since the Code has changed and interceptor tanks are now required, this would not affect new restaurant owners.

Council Member Beatty-Hansen noted that the business where she works found that the pumping company that was being hired was coming up with inconsistent results. She noted that Des Moines has certified pumping companies, but Ames does not have such a certification program. Ms. Beatty-Hansen asked if a certification program for haulers was a possibility in Ames. Director Dunn stated that it was staff's intent to make the Ordinance create as few administrative requirements as possible. Assistant Director of Water and Pollution Control Christina Murphy said that there are some Des Moines haulers who work in Ames. If complaints are received, the City could look into such a program.

Moved by Gartin, seconded by Beatty-Hansen, to pass on first reading an Ordinance revising portions of Chapter 28 and Appendix Q pertaining to the Fats, Oils, and Grease Control Program.

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

WELCH AVENUE BICYCLE/PEDESTRIAN PROJECT: Assistant City Manager Brian Phillips recalled that in 2014, the City Council directed staff to identify methods to reduce pedestrian/bicycle and bicycle/car collisions in the area near Welch Avenue and Lincoln Way. Mr. Phillips noted that City staff had been working with the Campustown Action Association (CAA) and students from Iowa State University. The representatives had identified a number of alternatives that could possibly address the issue, as follows: (1) converting parking space to bike lanes along Lincoln Way, (2) developing improved wayfinding signage, (3) evaluating how bicycle infrastructure connects to the ISU Campus, and (4) implementing educational efforts regarding road-user rights and responsibilities. According to Mr. Phillips, business owners adjacent to Lincoln Way were not supportive of the closure of parking spaces on Lincoln Way for installation of a bike lane.

Mr. Phillips noted that bicycling on the sidewalk along the 100 block of Welch Avenue is prohibited by ordinance; bicyclists are expected to ride in the street. Bicycling in the street presents the danger of bicyclists being struck by doors being opened on parked cars.

According to Mr. Phillips, on July 22, 2014, the City Council had expressed an interest in seeing options for a temporary pilot project along the 100 and 200 blocks of Welch Avenue. Along the 100 and 200 blocks of Welch, converting the parking aisle to a bike lane is not possible on a temporary basis because the streetlights are installed in concrete bump-outs in the parking lane. Moving those streetlights would be cost-prohibitive for a temporary project. The Council then directed staff to investigate a closure of the east side parking spaces in the 100 and 200 blocks.

Assistant Manager Phillips said that the closure of the parking spaces in the 100 and 200 blocks of Welch would create an extended area of the sidewalk to use for pedestrian passing; street furniture, such as bike racks, trash cans, and benches; and offset sidewalk cafes for adjacent businesses.

Council Member Gartin asked to know the process of reaching out to affected business owners. Mr. Phillips stated that letters had been sent to property owners along the 100 and 200 block of Welch Avenue. Campustown Action Association also put the content of that letter in its newsletter. At the inquiry of Mr. Gartin, Mr. Phillips advised that he had had one complaint from a property owner.

Alternatives to accomplish the parking spaces closures were explained as: (1) Paint Striping. This would provide no physical barrier to keep vehicles out of the closed area. (2) Tubular Barrier. The plastic tubes attached to the pavement would provide a greater visual indication that vehicles should not enter the area, but not provide physical protection. (3) Concrete Jersey Barrier. The barriers could be bolted to the pavement and would provide a substantial amount of physical protection between vehicles and pedestrians. They also could be reused elsewhere upon conclusion of the project. (4) Concrete Planters. These would provide a similar level of protection as Jersey barriers. The planters would have a higher aesthetic value, but require additional maintenance for the plants.

The CAA Board had indicated to staff that using the concrete Jersey barrier or plastic tubular barrier would be less desirable than using the planters. Also City staff has been investigating the possibility of temporarily installing street furniture (benches, bike racks) in the newly closed area to encourage its use. The furniture would be bolted to the pavement.

Moved by Gartin, seconded by Corrieri, to move forward with the concrete planters to accomplish closure of eight parking spaces on the east side of the 100 block of Welch Avenue and six parking spaces on the east side of the 200 block of Welch Avenue.

Trevin Ward, 1012 Grand Avenue, Ames, President of the Campustown Action Association, encouraged the installation of temporary street furniture in the closed area. The CAA believes that the furniture would contribute to the functionality of the area.

Traffic Engineer Damion Pregitzer stated that there will be sharrows marked both northbound and southbound on the pavement in the 100 and 200 blocks of Welch Avenue.

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

Ryan Jeffrey, Arcadia Café, 116 Welch Avenue, Ames, added that this experiment will show how the business owners accept the loss of parking spaces prior to the street being reconstructed in 2020.

Jerry Morford, 2324 Burnett Avenue, Ames, expressed his opinion that this was a great project. One concern of his is that, in order to enhance and make it a great space, traffic-calming measures would need to be utilized to slow the traffic down on Welch Avenue.

Moved by Gartin, seconded by Corrieri, to include in the budget approximately \$10,000 for street furniture.

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

Moved by Nelson, seconded by Corrieri, to allocate the \$32,000 (\$20,000 for planters; \$2,000 for plantings, and \$10,000 for street furniture) from the Local Option Sales Tax Fund Balance.

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

Mr. Phillips asked to know what specific information the Council would like to see collected from this project. He said that the Council could choose to receive a formal study of the utilization of the space after a certain period of time. At that time, the Council could choose whether to extend the project or to direct staff to dismantle it and convert the space back to parking. Mr. Pregitzer suggested that Council ask to know the usage of the public space.

PRELIMINARY PLAT FOR CRANE FARM SUBDIVISION (896 SOUTH 500TH AVENUE): Planning and Housing Director Diekmann advised that Pinnacle Properties LLC, representing the property owners of 896 S. 500th Avenue, requested approval of a Preliminary Plat subdividing a 52.36-acre site. The property is located at the west end of Mortensen Road and north of Highway 30 east of South 500th Avenue.

Mr. Diekmann reported there is one agricultural-zoned lot that makes up the area of the proposed Preliminary Plat. The proposed Plat includes 50 lots for single-family detached homes, four lots for single-family attached homes, three large lots for apartment development, and three additional outlots for open space and storm water detention.

Moved by Orazem, seconded by Gartin, to adopt RESOLUTION NO. 16-312 approving the Preliminary Plat for Crane Farm Subdivision (896 South 500th Avenue), with the following conditions:

1. The developer provide an easement on the final plat for Outlot B that allows for development of a public bus turnaround in a design similar to that of California Avenue.
2. The Developer may provide for a bus turnaround on Outlot B in conjunction with the construction of Mortensen Road to the west end of the property in phase one with adjustments of lot size on Lots 25-28.
3. Prior to the final plat of Phase 3, the Developer shall request a waiver of frontage improvements with cash in lieu of or financially secure construction of the frontage improvements along 500th Avenue (County Line Road).
4. Prior to the final plat of Phase 1, the Developer shall provide, in a form acceptable to the City, financial security for the improvements of four turn lanes at the intersection of Lincoln Way and 500th Avenue. The final cost estimate shall be made by the City's Municipal Engineer.
5. The developer will provide an easement with a minimum width of ten feet on Outlot B for the construction of a sidewalk to the north.

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

ACCESS EASEMENT ACROSS CITY PROPERTY (WELCH AVENUE PARKING LOT X) TO BENEFIT 122 HAYWARD AVENUE: Council Member Nelson advised that he would be abstaining from the vote due to a possible conflict of interest.

Director Diekmann reported that the developer (Dean Jensen) has requested that the City Council grant a perpetual access easement for the benefit of the development at 122 Hayward through the City's parking area to the west of Welch Avenue. The owner cannot proceed with approval of the Minor Site Plan for this project until Council has approved the access easement. Before the easement may be approved, there must be a noticed public hearing. The Council has two options to proceed on scheduling a public hearing: (1) set a date of hearing for the next regularly scheduled meeting of June 14 or (2) hold

a Special Meeting to allow for the easement to be approved sooner than June 14; the earliest special meeting date that could meet notice requirements is May 31.

Moved by Orazem, seconded by Corrieri, to adopt RESOLUTION NO. 16-313 setting the date of public hearing for May 31, 2016, at 6:00 p.m. on granting an Access Easement across Welch Avenue Parking Lot X to benefit 122 Hayward Avenue.

Roll Call Vote: 4-0-1. Voting aye: Beatty-Hansen, Corrieri, Gartin, Orazem. Voting nay: None. Abstaining due to a possible conflict of interest: Nelson. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

321 STATE AVENUE OPTIONS FOR DEVELOPMENT WORKSHOP: Director Diekmann stated that the Planning and Housing Department is preparing for the June 21, 2016, workshop on development options for a ten-acre parcel at 321 State Avenue (the old Middle School site). He noted that the City Council first began to consider acquiring 321 State Avenue in 2015 with the intent of creating affordable homeownership opportunities. The site is zoned Residential Low Density (RL), which allows for the development of standard-size lots and detached single-family homes on individual lots. Staff believes that approximately 40 single-family homes could be developed on the site, of which 51% would need to be affordable to low-income households (80% of Average Median Income), assuming the City receives approval of a Neighborhood Revitalization Strategy Area designation from the Department of Housing and Urban Development.

According to Director Diekmann, the Planning and Housing Department is interested in exploring housing options before the workshop that could expand the housing choices beyond what is currently permitted by the RL zoning. Staff believes that mixing housing types has merit by potentially helping to meet the low-income housing requirements and to provide for housing options that are not commonly built in Ames and would like to explore options that consist of approximately 20 detached single-family homes, 20 multi-family structures built as townhomes, duplexes, and three- and four-plexes. Mr. Diekmann advised that a mixed development would require future adjustments to the zoning to consider different building types and site design options as compared to building exclusively single-family detached homes as are permitted by the current RL zoning. The Council was told of some possible benefits that could result in meeting the low-income housing obligations. In addition, staff has been approached by affordable housing developers who are interested in projects that would be eligible for Low-Income Housing Tax Credits, which typically apply to multi-family developments.

Mr. Diekmann emphasized that, at this time, the City Council would not be making any commitment to develop a specific housing type, but would only be directing staff to explore options. He noted that, prior to the Council Workshop on June 21, staff will be meeting with the Old Ames Middle School and College Creek Neighborhood Association to discuss their desires for the development of the property.

Council Member Orazem offered that he believes the more restrictions placed on the development, the fewer proposals the City will receive.

Council Member Gartin said he was concerned that the Council had already communicated to the neighborhood that the property would be developed as owner-occupied single-family homes. Council Member Corrieri said that the Council wanted this parcel to be developed as low- to moderate-income development. She does not believe that the City can have that type of development without offering renter-occupied options. Ms. Corrieri said she does not feel that is “back-peddling” as the Council is not making any commitment at this time; it is only exploring what the best option would be.

Moved by Corrieri, seconded by Nelson, to direct staff to explore a wide range of home ownership and rental housing types and report back to the City Council at the June 21 Workshop.

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

PRELIMINARY PLAT FOR 125 AND 130 WILDER AVENUE (SUNSET RIDGE SUBDIVISION, 7TH ADDITION): Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 16-314 approving the Preliminary Plat for 125 and 130 Wilder Avenue (Sunset Ridge Subdivision, 7th Addition).

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

The meeting recessed at 7:55 p.m. and reconvened at 8:01 p.m.

REDEVELOPMENT OF 2700 BLOCK OF LINCOLN WAY: Director Diekmann pointed out that on April 26, 2016, the City Council had referred to staff the letter from Chuck Winkleblack, representing developer River Caddis Development, asking to initiate a Minor Amendment to the Land Use Policy Plan (LUPP) for the 2700 block of Lincoln Way. The desire is to redevelop the properties to a single mixed-use student housing development. The site is made up of seven properties and totals approximately 1.8 acres south of Lincoln Way and between Hyland and Sheldon Avenue. The proposal would result in 168 apartment units and 510 bedrooms and amity space on the upper levels of a five- to six-story building. The developer desires to provide one parking space per apartment unit and hotel room and configure the development with structured parking accessed from Hyland and Sheldon.

According to Mr. Diekmann, to facilitate that development within the developer's time line for starting construction in Spring 2017 and be opened in August 2018, a number of steps are needed over the next six months. He advised that the developer needs a LUPP Amendment, rezoning, zoning text amendment, designation of an Urban Revitalization Area (URA), a Development Agreement, a Site Development Plan, and a Plat of Survey to combine parcels.

Mr. Diekmann told the Council members that staff needs to know their interest in moving forward with the approval process for this project. Specifically, staff needs to have the following issues addressed by the Council:

1. Should the LUPP Amendment process be initiated outside of the Lincoln Corridor Focus Area Evaluation; and, if so, would it be a Major or Minor Amendment
2. Should zoning text amendments be initiated to support the rezoning of the property and development of the proposed uses
3. Is the City Council willing to consider providing tax abatement under a site specific URA (separate from Campustown URA criteria) and enter into a Development Agreement for the project

Each issue was explained. Under Issue No. 1, the applicant has requested that the City Council consider this site independent of the Corridor Study due to the timing of the project. The developer believes that the issues related to this site are unique and do not impede the Focus Area assessment of how other properties could redevelop further to the west. The developer also requests initiation of a LUPP Minor Amendment to allow the land use designation to be changed to accommodate the desired rezoning for both commercial and high-density residential uses on the site. That change could be either to the Downtown Service Center land use, which encompasses the current Campustown Service Center zoning district, or to a high-density residential land use, which could permit residential high density zoning allowing for both apartments and small amounts of commercial development area. The developer

believes a Minor Amendment is appropriate due to how the sites are currently zoned and used; the change in designation would reflect those uses.

Council Member Gartin said he is concerned that the URA be consistently applied. He is very concerned about the time commitment necessary on the part of staff for this project. Mr. Diekmann advised that this project is as involved as it gets; however, it is not unlike some of the other projects that staff has done within the past year.

Chuck Winkleblack, 105 South 16th Street, Ames, said that he was representing the developer River Caddis Development. Mr. Winkleblack stated that there is a project that is going to occur in this area; it is just a matter of which project it is going to be - a smaller project or a larger project. The developer has already lost one construction season; however, they are past the point of no return in their purchase of the property.

Mr. Winkleblack showed the Council the assessed values of the existing properties and the potential assessed values if redeveloped as being proposed. He advised that the "Thomco Property" will go forward. According to Mr. Winkleblack, the other four properties involved would not be large enough to redevelop on their own.

It was noted that the hotel at the Memorial Union is due to close in the next 30 to 45 days. Mr. Winkleblack said that there will be a need for a hotel in the Campustown area; however, the likelihood of a stand-alone hotel in that location is not likely. According to Mr. Winkleblack, the project would literally be across the street from Iowa State's Campus. The students that live there would not need to have a car. They will not need CyRide service. Addressing the need for retail in Campustown, 20,000 square feet of the larger project would be commercial space.

Council Member Orazem asked how a hotel would fit in the regulations for Campustown. Director Diekmann said the hotel would have to be a stand-alone; it could not have retail on the first floor or be a mixed-use.

Jeff Smith, OPUS Design Build, Clive, Iowa, said that he will serve as the architect for this project. He advised that the project will consist basically of a single story of retail uses with five stories of student apartments on top. Being proposed is 20,000 square feet of commercial space (including the hotel) along Lincoln Way and Sheldon Avenue.. There will be a two-story parking ramp accessed on the west from Hyland Avenue and on the east from Sheldon Avenue. The total parking count will be approximately 200 parking stalls; that was based on what they foresee as market demand.

At the request of Council Member Beatty-Hansen, the smaller project (Thomco Project) would consist of approximately 5,000 and 7,000 square feet of retail and 200 beds on the upper floors.

Kevin McGraw, River Caddis Development of East Lansing, Michigan, told the Council that his company has a good track record of building retail and mixed-use. His company started this project last March. They have now been through about 30 reiterations at this point. Mr. McGraw stated that his company does not want to construct retail all around the property because, in his experience, it doesn't work. The hotel that is being proposed would be approximately 30 rooms.

Mayor Campbell asked Mr. McGraw if he were aware that a hotel is proposed to be built at Iowa State Center. Mr. McGraw stated that he was; that was one of the reasons why they are proposing the hotel be only 29 to 37 rooms.

Mr. McGraw said that they believe in this project so much that they had been willing to put the Thomco Project on hold for a year in an attempt to make the project bigger and even better. He said, at this point, the Thomco Project will go forward on its own with an investment of \$17 to \$20 million; however, that investment would be much larger if the Council is on board for the larger project. If the Council is not on board, Mr. McGraw wants to know that from the Council at this time.

Council Member Gartin offered that timing was an issue because Planning has so many other priorities and developments that were submitted ahead of this project. He asked Mr. McGraw if this project could wait a year or at least a little longer. Mr. McGraw said that he understands, but they have already been waiting a year. Mr. Gartin noted that Mr. McGraw might have been having conversations with Planning staff for a year, but this is the first time that Council has seen this project. Mr. McGraw acknowledged that that was true; however, he and Director Diekmann have come up with a time line that will work for Planning and them as the developer.

City Manager Schainker noted that the Council had already agreed to a Special Meeting on May 31 on another issue. At that meeting, staff could share the Planning Work Program with the Council.

Sarah Cady, 2012 Arbor Street, Ames, said that she lives approximately 500 feet from the subject property and 800 feet from the Middle Parcel at 321 State Street. Ms. Cady noted that the neighborhood had just spent approximately two years fighting for a single-family owner-occupied residential development to occur at 321 State Street. She wonders how this proposed development would impact the neighborhood. Ms. Cady said that she had emailed her concerns to the City Council. Mr. McGraw advised that what is being proposed for this development at this time is 510 bedrooms, up to 40 hotel rooms, and approximately 20,000 square feet of retail space. He stated that what he knows will happen at this point is that they will move forward with the Thomco Project, which would mean 200 bedrooms with 5,000 to 7,000 square feet of retail space with no hotel. Ms. Cady stated that she prefers for the existing retail in the area to be maintained. She feels that Mr. Winkleblack has minimized the need for parking. She referenced Mr. Winkleblack's comment that not all of the parking is leased at the Foundry. Ms. Cady said that the parking in her neighborhood is free, and on-street parking might be used instead of having to pay to lease parking, especially if their cars are not needed everyday. The high-density development in Ms. Cady's neighborhood has approximately 25 units/acre; however, the development in question would be 90 to 100 units/acre.

Trevin Ward, 1012 Grand Avenue, representing CAA, said that the ground-floor retail space currently being proposed does not represent the character of Campustown. He also believes that what is being proposed is completely out of line with the needs of Campustown residents. It is also completely out of line with the way Ames uses commercial land. The CAA is not opposed to a hotel or a large project, but there is a substantial amount of ground-floor space that is allocated to residential, not retail. Mr. Ward believes that the developer can do better. At the question of Council Member Gartin, Mr. Ward stated that the CAA was not able to have a meeting from the time the packet went out last Friday and tonight; however, none of the CAA Board Members objected to anything in the letter that was sent to the Council yesterday. Mr. Gartin felt that many of the CAA members might be happy about this development because it would bring in many more potential customers with the number of tenants proposed to occupy this development.

Council Member Orazem said that he is one of the Council representatives on the Ames Visitors' and Convention Bureau (ACVB). From a guide he has been given by the ACVB, he has been told that for every dollar of hotel, another \$3 is spent on retail and transportation. Mr. Orazem added that he is concerned that there will not be more retail on the first floor on Sheldon Avenue. He acknowledged that the developer has said that too much retail is not workable, but Mr. Orazem would like to see more retail on the first floor.

Ms. Beatty-Hansen said she has a number of concerns about this project. The Thomco Project is ready to go; it does not require any special action by the Council. The Thomco Project will contain 7,000 square feet of retail. Ms. Beatty-Hansen advised that she does not believe a hotel should be counted as retail space. The Council has been told that prime retail space gets rented. Also, she is uncomfortable with the timing of this request; she believes that the Council will be pressured to push through the steps.

Council Member Gartin asked Director Diekmann if this project is something that could be “farmed out.” Mr. Diekmann stated that he did not believe it could be “farmed out.” There would be an extensive public input process. Mr. Gartin said he would like to hear from Director Diekmann as to what time frame is viable. He would like to postpone this issue until perhaps May 31.

Council Member Orazem offered that if there is a place where Ames should have density, it is across the street from the University.

Mr. McGraw said that he could wait until June 14, as was suggested to him by Director Diekmann. He agreed that he could do better on retail; perhaps reducing the hotel and expanding retail would be better. Mr. McGraw noted that they have already reduced the density - they could have more beds, but lowered it to make for better transition. After being questioned by the Mayor, Mr. McGraw stated that he can't further lower the residential density and make the project work.

ROADWAY PRESERVATION EASEMENT AT 3599 GEORGE WASHINGTON CARVER AVENUE: Civil Engineer Eric Cowles stated that the City Council, on May 10, 2016, had referred a request to vacate the existing Roadway Preservation Easement located on the east side of 3599 George Washington Carver. He noted that the property at 3599 George Washington Carver was approved for annexation for the development of single-family residential housing as Scenic Point Subdivision.

According to Mr. Cowles, the July 2015 Plat of Survey shows a Roadway Preservation Easement over the eastern 60' of the property in question. The Easement was approved by City Council Resolution No. 15-440 and recorded in anticipation of the eventual extension of Bloomington Road over Squaw Creek to County Line Road, which is shown in the 2035 Long Range Transportation Plan (LRTP). The Easement was intended to accommodate the realignment of George Washington Carver Avenue in association with the extension of Bloomington Road. The Roadway Preservation Easement impacts the developer's desired development of the property; however, staff believes that maintaining the Preservation Easement helps preserve the ability to provide right-of-way for the Bloomington Road Extension should a future LRTP show the need for the road.

Traffic Engineer Damion Pregitzer stated that the extension of Bloomington Road over Squaw Creek to County Line Road is not currently shown as a project in the 2040 Long-Range Transportation Plan. He noted that the LRTP identifies and prioritizes projects over a 25-year period; projects that may become a priority beyond that time frame are not shown on the Plan. Mr. Pregitzer noted that the road may never be necessary; however, there are other options if it is needed.

Council Member Gartin said he believes that Ames is suffering from a lack of arterials through the community. Council Member Nelson offered that he agreed with Mr. Pregitzer that there are options for a road should it be necessary in the future. Mr. Pregitzer noted that because this road project has fallen out of the LRTP for the next 25 years – not only agreed to by City staff, but also by the Plan's consultants - it appears that it might not be needed at all or at least won't be needed in the next 25 years.

Mr. Winkleblack reported that the Easement was not in place when the property was purchased; it wasn't approved until a year ago.

Mr. Cowles noted that the developer is only requesting to vacate a portion of the Easement along the east side; part of the Easement on the lower east side and all along the south side would still remain.

It was pointed out by Mr. Winkleblack that most of the ground in question is in the flood plain. He told the Council that what is being proposed is a \$35 - 40 million project.

Council Member Gartin asked if there were any alternatives. Traffic Engineer Pregitzer showed the Council a possible alternative, if a road were to be necessary in the future.

Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 16-324 to set June 28, 2016 as the date of public hearing to vacate the Roadway Preservation Easement.

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

2015/16 AND 2017/18 TRAFFIC SIGNAL PROGRAMS: Moved by Orazem, seconded by Nelson, to adopt RESOLUTION NO. 16-315 approving the funding agreement for Urban Statewide Traffic Engineering Program (U-STEP) for University Boulevard and U.S. Highway 30 West-Bound Off-Ramp (2015/16).

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

Moved by Orazem, seconded by Nelson, to adopt RESOLUTION NO. 16-316 approving the funding agreement for Urban Statewide Traffic Engineering Program (U-STEP) for East 13th Street and Interstate 35 North-Bound Off-Ramp (2017/18).

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

Moved by Orazem, seconded by Nelson, to adopt RESOLUTION NO. 16-317 approving final plans and specifications and awarding a contract to Iowa Signal, Inc., of Grimes, Iowa, in the amount of \$184,070.66.

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

HEARING ON MAJOR LAND USE POLICY PLAN (LUPP) AMENDMENT FOR 3115, 3409, AND 3413 SOUTH DUFF AVENUE: City Planner Charlie Kuester advised that in January 2015, the City Council initiated a LUPP Amendment at the request of Dickson Jensen for 57 acres, which has now been reduced to 44 acres, of land he owns in the 3100 to 3400 block of South Duff Avenue. The property lies on the west side of South Duff Avenue and east of the Ames Municipal Airport. It has frontage on the north side and south side of Story Memorial Gardens, a private cemetery. The LUPP currently identifies the area in question as Highway-Oriented Commercial. Mr. Jensen proposed a high-density residential development while retaining a portion of the site for commercial use. The Council designated this request as a Major LUPP Amendment due to the type of change and the size of the request.

Mr. Kuester clarified that the developer's request is for the west and south portion of the property to be designated as High-Density Residential while retaining the frontage north of the cemetery as Highway-Oriented Commercial.

According to Planner Kuester, during an open house in February 2015 and subsequent workshop in March 2016, two primary issues of concern to the neighbors were raised: (1) traffic on U. S. Highway 69 and (2) storm water management. The developer completed studies for traffic impacts from

development of the site and how the site's development would fit within the City's desire to improve storm water management within the general area. The studies found that significant improvements are needed along Duff Avenue due to current conditions, expected future growth, and specific impacts of the developer's proposed plan. The storm water assessment concluded that development of the site and the City's interest in storm water detention facilities could both be accommodated through a coordinated effort.

Planner Kuester advised that the Planning and Zoning Commission, at its meeting on May 4, 2016, had voted 4-1 to support changing the majority of the site to High-Density Residential and retaining Highway-Oriented Commercial along the South Duff Avenue frontage north of the cemetery.

Mayor Campbell opened the public hearing.

Dinah Kerksieck, 621 Garden Road, Ames, noted that there is a bicycle path parallel to Duff Avenue that goes to the State Forest Nursery; it is currently gravel. Ms. Kerksieck would like to see the bicycle path paved. Ms. Kerksieck raised the issue of the increased traffic that would be created by this development; there would only be two access points. She believes that the area either needs to stay commercial or there needs to be another exit out of the area that leads to Airport Road. On the flooding issue, Ms. Kerksieck noted the amount of water that stands at the lower end of the proposed development, and sometimes goes over the road, during major rain events. Civil Engineer Cowles noted that the Request For Proposals for design services for water detention improvements went out last week.

Deb Martin, 627 Garden Road, Ames, pointed out that South Duff Corridor is already overburdened with traffic. More High-Density Residential and commercial development is now being proposed in this project, which will make the situation even worse. Ms. Martin said that she had spoken with her neighbors and none of them believe that this development will benefit the neighborhood. Residents are very concerned about more flooding with more concrete. She noted that South Duff is one of only two major north/south roads into the City. Ms. Martin advised that she was speaking for many of her neighbors, who could not stay until this late hour, but all of them ask that the Council reject the proposal.

Dan Fleming, 3505 South Duff, Ames, expressed support for the project. He believes that a detention pond will help with the flooding.

Rhonda Sweter, 3324 South Duff, Ames, said that her home of 35 years is directly across the street from the proposed development. Ms. Sweter advised that she would rather have a housing development than a commercial development. She emphasized that something needs to be done about the traffic and the flooding.

Matt Younis, 112 East Second Street, Ames, urged the Council to vote in favor of approving the Major LUPP Amendment.

Luke Jensen, 2519 Chamberlain, Ames, said that the proposal has been under review by the City for nearly 18 months. He emphasized that the developers are dedicated to being respectful to the key stakeholders and neighborhood. Mr. Jensen told the Council that they are proposing this project due to the market demand for workforce housing. Modern storm water management practices to be put in place as part of this project will benefit the area in question.

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

Moved by Orazem, seconded by Corrieri, to approve the Major Amendment to the LUPP for 3115, 3409, and 3413 South Duff Avenue and designate that Highway-Oriented Commercial be retained for the frontage along South Duff Avenue north of the cemetery and designate the remainder as High-Density Residential.

Council Member Gartin encouraged the neighborhood residents to read the Council Action Form to see how staff is proposing to address their concerns.

Roll Call Vote: 4-1. Voting aye: Corrieri, Gartin, Nelson, Orazem. Voting nay: Beatty-Hansen. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON FINAL AMENDMENTS TO FISCAL YEAR 2015/16 BUDGET: The Mayor opened the public hearing. There was no one who wished to speak, and the hearing was closed.

Moved by Orazem, seconded by Corrieri, to adopt RESOLUTION NO. 16-319 amending the current budget for Fiscal Year ending June 30, 2016.

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

HEARING ON GRANTING PUBLIC UTILITY EASEMENT TO IOWA STATE UNIVERSITY ALONG SOUTH RIVERSIDE DRIVE: Mayor Campbell opened the hearing and closed same after no one came forward to speak.

Moved by Corrieri, seconded by Orazem, to adopt RESOLUTION NO. 16-320 granting a Public Utility Easement to Iowa State University along South Riverside Drive.

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

HEARING ON ELECTRIC MAINTENANCE SERVICES FOR POWER PLANT: The public hearing was opened by the Mayor. She closed same after no one asked to speak.

Moved by Nelson, seconded by Corrieri, to accept the Report of Bids and delay award of the contract. Vote on Motion: 5-0. Motion declared carried unanimously.

HEARING ON 2014/15 SANITARY SEWER REHABILITATION #2 (2016 FLOOD PRONE MANHOLE REHABILITATION): Mayor Campbell opened the public hearing. It was closed after no one requested to speak.

Council Member Beatty-Hansen referenced an email that had been sent to the Council late this afternoon from the apparent low bidder. Council Member Corrieri noted that it had come in after the Council meeting had started, so many of them had not seen it.

Moved by Corrieri, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 16-321 approving final plans and specifications and awarding a contract to Save Our Sewers of Cedar Rapids, Iowa, in the amount of \$1,032,105.23.

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

HEARING ON NUISANCE ASSESSMENTS: The public hearing was opened. No one came forward to speak, and the hearing was closed.

Moved by Nelson, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 16-322 assessing the costs of snow/ice removal and certifying assessments to the Story County Treasurer.

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

ORDINANCE REZONING, WITH MASTER PLAN, 3535 SOUTH 530TH AVENUE: Moved by Orazem, seconded by Nelson, to pass on second reading an ordinance rezoning, with Master Plan, 3535 South 530th Avenue from Agricultural (A) to Suburban Residential Medium Density (FS-RM) and Residential High Density (RH).

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

Mayor Campbell noted that the developer had requested suspension of the rules and adoption of the Ordinance at this meeting.

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

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

Moved by Orazem, seconded by Nelson, to pass on third reading and adopt ORDINANCE NO. 4260 rezoning, with Master Plan, 3535 South 530th Avenue from Agricultural (A) to Suburban Residential Medium Density (FS-RM) and Residential High Density (RH).

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

ORDINANCE ADJUSTING STORM WATER RATES: Moved by Orazem, seconded by Corrieri, to pass on second reading an ordinance adjusting the Storm Water Rates.

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

ORDINANCE REVISING MUNICIPAL CODE SECTION 28.102 REGARDING THE ENERGY COST ADJUSTMENT (ECA): Moved by Nelson, seconded by Corrieri, to pass on second reading an ordinance revising *Municipal Code* Section 28.102 regarding the Energy Cost Adjustment (ECA).

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

COUNCIL COMMENTS: Moved by Orazem, seconded by Gartin, to direct staff to ask the Union Pacific Railroad if it would allow a parking ramp spanning the tracks south of Main Street.

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

ADJOURNMENT: Moved by Corrieri, seconded by Beatty-Hansen, to adjourn the meeting at 10:56 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor