

**AGENDA**  
**REGULAR MEETING OF THE AMES CITY COUNCIL**  
**COUNCIL CHAMBERS - CITY HALL**  
**APRIL 10, 2018**

**NOTICE TO THE PUBLIC:** The Mayor and City Council welcome comments from the public during discussion. **If you wish to speak, please complete an orange card and hand it to the City Clerk. When your name is called, please step to the microphone, state your name for the record, and limit the time used to present your remarks in order that others may be given the opportunity to speak.** The normal process on any particular agenda item is that the motion is placed on the floor, input is received from the audience, the Council is given an opportunity to comment on the issue or respond to the audience concerns, and the vote is taken. On ordinances, there is time provided for public input at the time of the first reading. In consideration of all, if you have a cell phone, please turn it off or put it on silent ring.

**CALL TO ORDER: 6:00 PM**

**PROCLAMATIONS:**

1. Proclamation for “Wayne and Edna Clinton Making Democracy Work Day,” April 14, 2018
2. Proclamation for “Eco Fair Day,” April 21, 2018

**CONSENT AGENDA:** All items listed under the consent agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time the Council members vote on the motion.

3. Motion approving payment of claims
4. Motion approving Regular Meeting of March 27, 2018, and Special Meeting of March 29, 2018
5. Motion approving Report of Contract Change Orders for March 16-31, 2018
6. Motion approving 6-month Class B Beer Permit & Outdoor Service for Ames Jaycees “Ames on the Half Shell” in Bandshell Park, 6<sup>th</sup> Street and Duff Avenue
7. Motion approving new Special Class C Liquor License for Mongolian Buffet, 1620 S. Kellogg Avenue, Ste. 103
8. Motion approving temporary Outdoor Service (April 15 - Sept. 15) for Whiskey River, 132 - 134 Main Street
9. Motion approving temporary Outdoor Service for Tip Top Lounge, 201 E. Lincoln Way, for the following dates in 2018:
  - a. May 17-18
  - b. May 31-June 1
  - c. June 14-15
  - d. June 28-29
  - e. July 12-13
  - f. July 23-25
  - g. August 9-10
  - h. August 23-24
10. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
  - a. Class C Liquor – Sips/Paddy’s Irish pub, 124 Welch Avenue
  - b. Class E Liquor, C Beer, & B Wine – Wal-Mart Store #749, 3105 Grand Avenue
  - c. Class C Liquor & Catering Privilege – Los Altos Mexican Restaurant, 823 Wheeler Street, Ste. 5
  - d. Class B Liquor – Radisson Ames, 2609 University Boulevard (Previously named Holiday Inn Ames)
  - e. Class C Liquor – Dangerous Curves, 111 5<sup>th</sup> Street

- f. Class C Liquor & Outdoor Service – Brick City Grill, 2704 Stange Road
  - g. Special Class C Liquor – Smokin Oak Wood-fired Pizza, 2420 Lincoln Way, Ste. 101
11. Requests from Ames Velo for Ames Grand Prix
    - a. Ames Main Street Cultural District Criterium on Saturday, June 16:
      - i. Motion approving blanket Temporary Obstruction Permit and blanket Vending License for closed area
      - ii. Resolution approving closure of Main Street from Clark Avenue to Douglas Avenue, Douglas Avenue from Main Street to Sixth Street, Sixth Street from Douglas Avenue to Burnett Avenue, Burnett Avenue from Sixth Street to Fifth Street, Fifth Street from Douglas Avenue to Clark Avenue, Kellogg Avenue from Main Street to Sixth Street, and Clark Avenue from Fifth Street to Main Street from 4:00 p.m. to 11:00 p.m.
      - iii. Resolution approving closure of 187 metered parking spaces and suspension of parking regulations within closed area from 2:30 p.m. to 11:00 p.m
      - iv. Resolution approving waiver of fee for blanket Vending License
    - b. ISU Research Park Circuit Race on Sunday, June 17:
      - i. Motion approving blanket Temporary Obstruction Permit and blanket Vending License for closed area
      - ii. Resolution approving closure of Airport Road from University Boulevard to North Loop Drive, North Loop Drive, South Loop Drive, University Boulevard from Airport Road to Collaboration Place, and Collaboration Place from 8:00 a.m. to 5:00 p.m.
      - iii. Resolution approving waiver of fee for blanket Vending License
  12. Requests from Early Times Chapter of P.O.C.I. for Flathead Reunion Pontiac Car Show on Saturday, September 8:
    - a. Motion approving blanket Temporary Obstruction Permit for closed area
    - b. Resolution approving closure of 400 block of Douglas Avenue from 7:30 a.m. to 3:15 p.m.
    - c. Resolution approving closure of 18 metered parking spaces and suspension of parking regulations within closed area from 7:30 a.m. to 3:15 p.m.
  13. Resolution approving and adopting Supplement No. 2018-2 to *Municipal Code*
  14. Resolution approving 2018-2021 Intergovernmental Agreement with Metro Waste Authority for Household Hazardous Materials Collection
  15. Resolution approving renewal of contract with Waste Management of Ames for Hauling and Related Services from Resource Recovery Plant to Boone County Landfill
  16. Resolution approving recommendation of Public Art Commission to purchase “Balance” sculpture for Neighborhood Art Program
  17. Resolution authorizing increase of .25 FTE for Utility Customer Service Clerk
  18. Resolution approving preliminary plans and specifications for Top-O-Hollow Substation Expansion; setting April 25, 2018, as bid due date and May 8, 2018, as date of public hearing
  19. Resolution approving preliminary plans and specifications for Electrical Maintenance Services for Power Plant; setting May 9, 2018, as bid due date and May 22, 2018, as date of public hearing
  20. Resolution approving preliminary plans and specifications for Specialized Wet Dry Vacuum, Hydro Blast, and Related Cleaning Services for Power Plant; setting May 9, 2018, as bid due date and May 22, 2018, as date of public hearing
  21. Resolution approving preliminary plans and specifications for Motor Repair for Power Plant; setting May 10, 2018, as bid due date and May 22, 2018, as date of public hearing
  22. Resolution awarding contract to O’Halloran’s of Altoona, Iowa, for purchase of International truck chassis to be used by Public Works Utility Maintenance Division
  23. Resolution awarding contract to Sys-Kool of Omaha, Nebraska, for purchase of two City Hall Cooling Tower Replacement in the amount of \$195,210

24. Resolution approving contract and bond for 2017/18 Clear Water Diversion Program
25. Resolution approving contract and bond for 2017/18 Water System Improvements Program #2
26. Resolution approving contract and bond for Furnishing Electrical Materials for Top-O-Hollow Substation - Bid No. 4 Steel Structures
27. Resolution accepting completion of 2015/16 & 2016/17 Seal Coat Street Pavement Improvements
28. Resolution accepting completion of 2016/17 Water System Improvements Program #1 - Water Service Transfer
29. Resolution approving Plat of Survey for 1404 Boston Avenue and 2230 Philadelphia Street
30. Resolution approving Plat of Survey for 415 Stanton Avenue
31. Resolution approving Plat of Survey for 2812 and 2826 Hyatt Circle
32. Resolution accepting partial completion of public improvements and reducing security for Aspen Business Park, 3<sup>rd</sup> Addition, Subdivision (The Quarters)

**PUBLIC FORUM:** This is a time set aside for comments from the public on topics of City business other than those listed on this agenda. Please understand that the Council will not take any action on your comments at this meeting due to requirements of the Open Meetings Law, but may do so at a future meeting. The Mayor and City Council welcome comments from the public; however, at no time is it appropriate to use profane, obscene, or slanderous language. The Mayor may limit each speaker to five minutes.

**PLANNING AND HOUSING:**

33. Rental Housing Ordinance:
  - a. Discussion of rental concentration
  - b. Discussion of hardship options
34. Resolution approving Campustown Facade Grant

**HEARINGS:**

35. Hearing on sale of vacated portion of alley between North Dakota Avenue and Delaware Avenue between Toronto Street and Reliable Street:
  - a. Resolution approving Quit Claim Deed to Lile Parker Fox for the East One-Half west of and contiguous to Lot 1 of Block 8
  - b. Resolution approving Quit Claim Deed to Le and Joan Lubka for the West One-Half east of and contiguous to Lot 3 of Block 8
  - c. Resolution approving Quit Claim Deed to Le and Joan Lubka for the East One-Half west of and contiguous to Lot 4 of Block 8
36. Hearing on vacation of Apple Place and Peach Lane rights-of-way:
  - a. First passage approving vacation of Apple Place and Peach Lane rights-of-way
37. Hearing on zoning text amendment relating to installation of public art in setbacks:
  - a. Motion to continue hearing until May 8, 2018
38. Hearing on zoning text amendment regarding building height and architectural design guidelines for accessory structures in the Research Park Innovation District:
  - a. First passage of ordinance
39. Hearing on CyRide Bus Lifts Replacement Project:
  - a. Resolution approving final plans and specifications and awarding contract to Henkel Construction Company of Mason City, Iowa, in the amount of \$473,750
40. Hearing on North River Valley Park Low Head Dam Improvements:
  - a. Resolution approving a Right-of-Way Agreement with Iowa State University
  - b. Resolution approving final plans and specifications and awarding contract to RW Excavating

Solutions of Prairie City, Iowa, in the amount of \$776,535

41. Hearing on Power Plant Window Replacement:
  - a. Resolution approving final plans and specifications and awarding contract to The Wilson Group, Inc., of Greenwood, Missouri, in the amount of \$181,180
42. Hearing on Furnishing 69kV SF6 Circuit Breakers and 13.8kV Capacitor Bank for Top-O-Hollow Substation Expansion:
  - a. Resolution approving final plans and specifications and awarding contract for Bid No. 1 (69kV SF6 Circuit Breakers) to Siemens Industry, Inc., of Richland, Mississippi, in the amount of \$150,442 (inclusive of Iowa sales tax)
  - b. Resolution approving final plans and specifications and awarding contract for Bid No. 2 (13.8kV Capacitor Bank) to Controllix Corporation of Walton Hills, Ohio, in the amount of \$98,105 (plus applicable sales taxes in the amount of \$6,643.35 to be paid directly by the City to State of Iowa)
43. Hearing on 2017/18 CDBG Public Facilities Neighborhood Infrastructure Improvements (Tripp Street - Wilmoth Avenue to State Avenue):
  - a. Resolution approving final plans and specifications and awarding contract to Keller Excavating, Inc., of Boone, Iowa, in the amount of \$491,081.38
44. Hearing on Water & Pollution Control Lime and Ash Pond Fencing:
  - a. Resolution approving final plans and specifications and awarding contract to Midwest Fence and Gate of Fort Dodge, Iowa, in the amount of \$61,988
45. Hearing on 2017/18 Collector Street Improvements (Meadowlane Avenue):
  - a. Resolution approving final plans and specifications and awarding contract to Con-Struct, Inc., of Ames, Iowa, in the amount of \$597,815.20
46. Hearing on 2016/17 Concrete Pavement Improvements (Dawes Drive):
  - a. Resolution approving final plans and specifications and awarding contract to Con-Struct, Inc., of Ames, Iowa, in the amount of \$979,911.80
47. Hearing on 2017/18 Seal Coat Street Improvements (Carr Drive, Crestwood Circle, E. 16<sup>th</sup> Street, Linden Drive):
  - a. Resolution approving final plans and specifications and awarding contract to Manatt's, Inc., of Ames, Iowa, in the amount of \$923,326.38

**PARKS & RECREATION:**

48. Healthy Life Center:
  - a. Resolution supporting/not supporting Healthy Life Center concept and directing staff whether to continue to move forward with project
  - b. Discussion of naming opportunities
  - c. Resolution allocating \$7,500 to fund Healthy Life Center informational campaign

**ORDINANCES:**

49. First passage of ordinance relating to RAGBRAI events on July 23 - 25, 2018
50. First passage of ordinance increasing water rates by 3.5% and sewer rates by 3% effective for bills on or after July 1, 2018
51. First passage of ordinance establishing parking regulations on Crane Avenue
52. Second reading of ordinance revising Chapter 13, Rental Housing Code, regarding occupancy
53. Second reading of ordinance revising Chapter 28 to exempt, from the individual metering requirement, those projects that had submitted a site development plan to the Planning and Housing Department prior to January 1, 2019
54. Second reading of ordinance to remove property located at 398 S. 500<sup>th</sup> and 5508 Lincoln Way (commonly known as Trinitas) from Ward 3, Precinct 4

- 55. Second reading of ordinance regarding portable sidewalk signs in Campustown
- 56. Second reading of ordinance renaming Old Airport Road to Green Hills Drive
- 57. Third reading and adopt ORDINANCE NO. 4342 relating to wireless communications facilities

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:**

**COUNCIL COMMENTS:**

**ADJOURNMENT:**

**Please note that this Agenda may be changed up to 24 hours before the meeting time as provided by Section 21.4(2), *Code of Iowa*.**

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

**AMES, IOWA**

**MARCH 27, 2018**

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

The Ames Area Metropolitan Planning Ordinance (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor and voting member John Haila at 6:00 p.m. on the 27th day of March, 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; Jonathan Popp, Gilbert Mayor; and Steven Valentino, Ames Transit Agency. City of Ames Transportation Planner Tony Filippini, and City of Ames Transit Shari Atwood were also present. Voting member Bill Zinnel, Boone County Supervisor; and the AAMPO Administrator and Ames Public Works Director John Joiner were absent.

**ANNUAL SELF-CERTIFICATION FOR FY 2019:** City of Ames Transportation Planner Tony Filippini stated the certification is the same as last year.

Moved by Beatty-Hansen, seconded by Valentino, to approve the Annual Self-Certification for FY 2019.

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

**DESIGNATION OF MPO REPRESENTATIVES TO CENTRAL IOWA REGIONAL TRANSPORTATION PLANNING ALLIANCE FOR AMES AREA MPO:** Mr. Filippini informed the members that the Central Iowa Regional Transportation Planning Alliances' have requested the updated membership be sent to them. The Ames Area MPO is a non-voting member.

Moved by Corrieri, seconded by Olson, to adopt RESOLUTION NO. 18-132 appointing the following to serve as representatives of the AAMPO on the Central Iowa Regional Transportation Planning Alliance committees:

- |                                  |  |
|----------------------------------|--|
| 1. TPC Representative:           | Tony Filippini, Transportation Planner |
| 2. TPC Alternate Representative: | Damion Pregitzer, Traffic Engineer     |
| 3. TAC Representative:           | Tony Filippini, Transportation Planner |
| 4. TAC Alternate Representative: | Damion Pregitzer, Traffic Engineer     |

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

**AMENDMENT TO 2015-2019 FINAL PASSENGER TRANSPORTATION PLAN:** Mr.

Filippini informed members that the amendment to the Transportation Plan is to include a new project for automated vehicle annunciators for the CyRide fixed route fleet. The project would be funded by uncommitted Dial-A-Ride Service funds. The annunciators give audible cues to passengers with visual impairment. For the funds to be applied to the project it must first be included into the Transportation Plan, open for public comment period and set for public hearing on May 22, 2018, to adopt the changes.

Lauris Olson of Story County inquired about alternative uses for the uncommitted 5310 funds. Transit Planner Shari Atwood responded that the funds could be used for additional Dial-A-Ride passengers. Right now those passengers have been declining to the point there is a surplus that needs to be used. Other priorities could be for the purchase of light-duty bus replacement and van replacement. This was a specific request from the Iowa State Disability Awareness Group for more audible call-outs for stops. The annunciators would be safer for all. Mr. Valentino from the Ames Transit Agency restated that this was an Iowa State initiative. There is a safety component and also an efficiency component. This will make CyRide a lot better. Mr. Nelson inquired about being able to move the device from bus to bus. Ms. Atwood believes that the devices can be moved from bus to bus.

Moved by Beatty-Hansen, seconded by Olson, to set May 22, 2018 as the hearing date to amend the 2015-2019 Final Passenger Transportation Plan.

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

**AMENDMENT TO 2018-2021 FINAL PASSENGER TRANSPORTATION PLAN:** Mr. Filippini stated this is an amendment to the Transportation Improvement Program to include two new projects: CyRide #9 Plum Route and to include the Annunciator Project.

Moved by Betcher, seconded by Olson, to set May 22, 2018 as the hearing date to amend the 2018-2021 Transportation Improvement Program.

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

**DRAFT FY 2019 TRANSPORTATION PLANNING WORK PROGRAM (TPWP):** Transportation Planner Filippini brought the members' attention to the Draft FY 2019 TPWP (July 2018 to June 2019). He advised that the document serves as the Contract with the State of Iowa of Transportation Plan activities that are to be performed by MPO dollars. He stated that the Program includes several work elements to ensure an integrated transportation system. Those work elements consist of six main tasks: Administration and Support, Transportation Improvement Program, Comprehensive Planning, Transit Planning, Special Studies, and Long-Range Transportation Planning. The TPWP for FY 2019 focuses on four planning priorities: development of performance measures in the transportation planning process, furthering partnership with local organizations, development of FY 2019-2022 Transportation Improvement Program, new Title VI report and maintenance of Transportation Plan.

Moved by Beatty-Hansen, seconded by Valentino, to approve the Draft FY 2019 Transportation Planning Work Program and set May 22, 2018, as the date of public hearing.

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

**ADJOURNMENT:** Moved by Corrieri, seconded by Valentino, to adjourn the AAMPO Transportation Policy Committee meeting at 6:15 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 Haila at 6:20 p.m. on March 27, 2018, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames City Council were Bronwyn Beatty-Hansen, Gloria Betcher, Tim Gartin, Chris Nelson, Amber Corrieri and David Martin. *Ex officio* Member Rob Bingham was also present.

Mayor Haila announced that Council would be working off of an Amended Agenda. Consent Item No. 6 had been revised to indicate that there were no Change Orders for the period February 16-28. Also, staff had pulled two items off the Agenda: Consent Item No. 24 pertaining to the 5-Year Lime Sludge Disposal Contract and Item No. 58 pertaining to the Lincoln Way/Downtown Gateway Commercial Standards Ordinance. It was noted that, under Item No. 61, Xenia had withdrawn its request to serve properties located south of the Ames corporate limits, east of the Municipal Airport, and west of South Duff Avenue. All that was needed under that item was for the City Council to

**PROCLAMATION FOR “NATIONAL SERVICE RECOGNITION DAY:”** Mayor Haila proclaimed Saturday, April 3, 2018, as “National Service and Recognition Day.” Those accepting the proclamation were Anne Owens, Executive Director from the Volunteer Center of Story County; Jamison Bruce, Kalen Petersen from Central Iowa Retired Volunteer Center of Story County; Allen and Diana Schwendinger, volunteers; and Byrann Sullivan from the AmeriCorps VISTA Volunteer with the United Way of Story County.

**PROCLAMATION FOR “NATIONAL BOYS & GIRLS CLUBS OF STORY COUNTY WEEK, April 9-13, 2018”:** The week of April 9-13, 2018 was proclaimed “National Boys & Girls Clubs of Story County Week” by Mayor Haila. Those accepting the proclamation were Erika Peterson, Jascy H., Aleesia M., Perla V., Na’Shawn G., and Keiko H. Ms. Peterson invited the public to an Open House Friday, April 13, 2018 from 11:30 a.m. until 1:00 p.m. There will be tours and light refreshments. She urged the public to come and see the impact that the Boys & Girls Club of Story County is making and the impact investments have on the youth of the future.

**PROCLAMATION FOR “GOOD NEIGHBOR EMERGENCY ASSISTANCE MONTH”:** April 2018 is designated as “Good Neighbor Emergency Assistance Month” as proclaimed by Mayor Haila. Those accepting the proclamation were Board members: Steve Hanlin, Leonard Larsen, Julie Johnston, and Director Michael Fritz. Mr. Fritz stated that, in 1997, Good Neighbor was formed to help those less fortunate.

**CONSENT AGENDA:** Council Member Betcher requested to pull, for further discussion, Consent



Item No. 23 (Encroachment Permit for a sign at 2320 Lincoln Way) and Item No. 28 (funding for recommended improvements from Lincoln Way Pedestrian Safety Study).

Moved by Gartin, 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 March 6, 2018, and Special Meeting of March 20, 2018
3. Motion approving Report of Contract Change Order for and March 1-15, 2018
4. Motion approving certification of civil service applicants
5. Motion directing City Attorney to prepare ordinance establishing parking regulations on Crane Avenue
6. Motion approving 5-day (April 15 - 19) Class B Beer Permit & Outdoor Service for Gateway Market MLK at the ISU Alumni Center, 420 Beach Avenue
7. Motion approving 5-day (April 27 - May 1) Special Class C Liquor License for Gateway Market MLK at the CPMI Event Center, 2321 North Loop Drive
8. Motion approving 5-day (May 8 - 12) Class C Liquor License for Gateway Hotel & Conference Center at the ISU Alumni Center, 420 Beach Avenue
9. Motion approving 5-day (May 10 - 14) Special Class C Liquor License & Outdoor Service for MSCD at Ames Municipal Airport, 2501 Airport Drive (Location of Foodies & Brew on May 11)
10. Motion approving 5-day (April 14 - 18) Class C Liquor License for Christiani's Events at 429 Alumni Lane
11. Motion approving new Special Class C Liquor for Saponi Italiani, 1620 S. Kellogg Avenue, Ste. 108
12. Motion approving new Class C Liquor License & Outdoor Service for Blue Owl Bar, 223 Welch Avenue
13. Motion approving new Special Class C Liquor & Outdoor Service for The Filling Station, 2400 University Blvd.
14. Motion approving ownership change for Class C Liquor License & Outdoor Service for Buffalo Wild Wings, 400 S. Duff Avenue
15. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
  - a. Special Class C Liquor & B Wine – Southgate Expresse, 110 Airport Road
  - b. Class C Beer & B Native Wine – Swift Stop #4, 1118 S. Duff Avenue
  - c. Class C Beer & B Wine – Swift Stop #5, 3218 Orion Street
  - d. Special Class C Liquor – The Spice Thai Cuisine, 402 Main Street
  - e. Class E Liquor, C Beer, & B Wine – Sam's Club #6568, 305 Airport Road
  - f. Class B Liquor & B Wine – Ames Sleep Inn & Suites, 1310 Dickinson Avenue
  - g. Class B Beer – Pizza Pit Extreme, 207 Welch Avenue
16. Requests from Ames Chamber of Commerce for Ames Main Street Farmers' Market on Saturdays from May 5 to October 27, 2018
  - a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License for Central Business District
  - b. RESOLUTION NO. 18-125 approving closure of 300 and 400 blocks of Main Street, Burnett Avenue from Main Street to U.S. Bank drive-through, and Tom Evans Plaza from

- 5:00 a.m. to 1:30 p.m.
- c. RESOLUTION NO. 18-126 approving suspension of parking regulations in CBD Lots X and Y from 6:30 a.m. to 1:30 p.m.
  - d. RESOLUTION NO. 18-127 approving waiver of parking meter fees and enforcement, usage and waiver of electrical fees, and waiver of fee for blanket Vending License for event from 5:00 a.m. to 1:30 p.m.
17. RESOLUTION NO. 18-128 setting April 10, 2018, as date of public hearing on sale of vacated right-of-way (portion of alley) between North Dakota Avenue and Delaware Avenue between Toronto Street and Reliable Street
  18. RESOLUTION NO. 18-129 setting April 10, 2018, as date of public hearing on vacation of Apple Place and Peach Lane rights-of-way
  19. RESOLUTION NO. 18-130 setting April 24, 2018, as date of public hearing on conveyance of Apple Place and Peach Lane rights of way to Grand Center, Inc.
  20. RESOLUTION NO. 18-133 approving preliminary plans and specifications for 2018/19 Pavement Restoration - Slurry Seal Program; setting April 18, 2018, as bid due date and April 24, 2018, as date of public hearing
  21. RESOLUTION NO. 18-134 approving preliminary plans and specifications for Continuous Emissions Monitoring System Replacement for Electric Services; setting April 26, 2018, as bid due date and May 8, 2018, as date of public hearing
  22. RESOLUTION NO. 18-135 waiving formal bidding requirements and authorizing purchase of Black Box Network Services 45-Month Comprehensive Service Plan
  23. RESOLUTION NO. 18-137 awarding contract to Ames Ford Lincoln of Ames, Iowa, for three Ford Interceptor Utility Vehicles in the total amount of \$85,341.24
  24. RESOLUTION NO. 18-138 approving renewal of contract with RESCO for purchase of Electric Services transformers in accordance with unit prices bid
  25. RESOLUTION NO. 18-139 approving contract and bond for 2016/17 Shared Use Path System Expansion (Grand Avenue - 16<sup>th</sup> Street to Murray Drive)
  26. RESOLUTION NO. 18-140 approving contract and bond for 2017/18 Right-of-Way Appearance Enhancements (927 Dayton Avenue Retaining Wall)
  27. RESOLUTION NO. 18-141 approving Change Order in the amount of \$75,000 to LawnPro of Colo, Iowa, for Right-of-Way Tree Trimming and Removal Program
  28. RESOLUTION NO. 18-142 accepting completion of 2016/17 Asphalt Street Pavement Improvements and 2016/17 Water System Improvements Program #2
  29. RESOLUTION NO. 18-143 accepting completion of Turbine Control System, Bid No. 1
  30. RESOLUTION NO. 18-144 approving Plat of Survey for 2007 Greeley Street
  31. RESOLUTION 18-145 approving Plat of Survey for 317 South 17th Street and 1615 South Kellogg Avenue

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

**ENCROACHMENT PERMIT FOR SIGN AT 2320 LINCOLN WAY:** Council Member Betcher explained that she had requested Item No. 23 be pulled from Consent so that she could inquire where staff was in the process to create an Ordinance so sign encroachments did not have to come to City Council for approval. She noted that the staff report was already given to Council

on this subject. City Attorney Mark Lambert stated that the process and Ordinance are being worked on. There are two parts to it, and adding the directive that the Ordinance include penalties has lengthened the time and work.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 18-131 approving an Encroachment Permit for a sign at 2320 Lincoln Way.

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

**FUNDING FOR RECOMMENDED IMPROVEMENTS FROM LINCOLN WAY PEDESTRIAN SAFETY STUDY:** Council Member Betcher said that she had requested to pull Consent Item No. 28 in order to provide the public an opportunity to hear about some highlighted items of the project. Traffic Engineer Damion Pregitzer stated that the item already paid for is the retiming of the signals, which staff believes is a great safety improvement. The requested funding will be for making east-west left-hand lane turns at Welch and make an improved and enhanced crosswalk at Stanton and Lincoln Way. It is anticipated that the improvements should be done this summer.

Council Member Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 18-136 approving funding in the amount of \$25,000 for recommended improvements from Lincoln Way Pedestrian Safety Study (Welch and Stanton Improvements).

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

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

**CAMPUSTOWN PLAZA CONCEPT:** Members of the Campus and Community Commission: Pete Englin, Cody Smith, Tom Lindsley, Karen Chitty, Evelyn Beavers, Warren Madden, and Eric Abrahms spoke on the Commission's report on the Campustown Plaza concept. Ms. Chitty stated that the Commission was to investigate a gathering space in Campustown. This was accomplished by visiting with City staff and Police. The first thing the Commission did was to look at the proposed location. The Commission did change from Lot X to a recommendation of Lot Y due to safety issues and cost efficiency. Lot Y is located north of the old T-Galaxy building at the corner of Chamberlain and Welch. The Commission looked for a flexible space that could be used by many people and where events could take place. The Commission set-up a focus group to which each member was able to invite two people.

Bridget Williams, 1320 Gateway Hills Park Drive, Ames, stated that she represented Community and Regional Planning, an undergraduate club from Iowa State. Their objective is to find ways to include students in the planning process. Ms. Williams said it would be important to get more input from students, and this could be a great step towards bridging the gap between students and the community.

Council Member Tim Gartin asked if there has been some public outreach. Ms. Chitty responded that the Commission members went back to each of their respective represented group to get initial ideas of what they would like to see and then went to the focus group. According to Ms. Chitty, the Commission would like to first suggest a good starting place and then take direction from the Council. Mr. Smith added that many students had spoken with him. Council Member Corrieri noted that, with a consultant, there would be more public feedback requested.

Council Member Martin pointed out that there is a desire to have a closing time at the plaza area. Ms. Chitty responded that this came from residents as well as the Police Department to help in alleviating large crowds of people in one area after the bars close and being consistent with closing hours at each park in town. Mr. Smith noted that Lot Y is across from the Fire Station and allows them to be a look-out point. He feels that this would also make it easier for enforcement of closure.

Council Member Betcher inquired whether Commission members had any feedback from the people invited to be a part of the focus group. Commission Members Lindsley and Smith both stated that the feedback received from participants was good and aligned with their thoughts. Commission Member Englin added that the Assistant Director of Activities from ISU and the ISU Police Chief also felt it was a great process and very exciting.

Nitin Gadia, 214 Main Street, Apt. 1, Ames, stated that he agreed with the proposed Lot Y location. He advised that he had done a lot of work on this subject and would like to be involved with the concept of the Campustown Plaza. Ms. Williams expanded on the comments from Mr. Gadia explaining that having events in this space would make sure events don't go unnoticed.

Moved by Betcher, seconded by Nelson, to accept the report by the Commission.  
Vote on Motion: 6-0. Motion declared carried unanimously.

*Exofficio* Member Bingham noted that "inclusiveness" is one of the Council's goals and would be a good next project for the Commission. Council Member Betcher stated that, in speaking with the neighborhoods, it seems enforcement has helped some of the parking issues in the near-Campus areas. She agrees that moving to some of the inclusiveness issues now would be a good time before next fall when the new school year begins. There has been talk of a welcome event in Campustown to where there could be a combined event between the community and students. This could be helpful to teach people about City ordinances and living within the diversity of people. The outcome would be to have the students be more familiar with what it means to live in Ames, whether that is knowing how to get Downtown or knowing ordinances.

Assistant City Manager Brian Phillips reminded the Council that the Commission was going to provide a report on how other communities with colleges are adding inclusiveness of students into the community.

Moved by Beatty-Hansen, seconded by Betcher, to direct the Campus and Community Commission to evaluate the staff report regarding suggestions from other University communities on how to promote inclusiveness along with the Commission members' own ideas and report back to Council.

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

Council Member Nelson reminded Council about the rebuilding of Welch Avenue and the possible parking issues that may occur. Council will need to be conscious of time and how quickly projects will come about. There is a need to get to the parking issue in the core of Campustown. Council Member Nelson commented that the scope of the project could be more than just the one area, depending on what happens with Lot Y, and making sure Council has the input to make wise decisions. Mr. Phillips stated that he felt the study on the inclusiveness could be completed in a couple of weeks. Council Member Beatty-Hansen felt that should be enough time to move on to parking.

**RAGBRAI DEVELOPMENT AND REQUESTS FROM AMES CONVENTION AND VISITORS BUREAU:** Julie Weeks from the Ames Convention Visitors Bureau, reminded the Council that Ames will be an overnight stay for RAGBRAI on July 24. There is a possibility of 25,000 extra people and bikes in the City for a 24-hour period. She explained the route and possible issues with the number of bikes that will be in the City. The goal is to centralize the activities by using the City parks for overnight camping. The thought at this time is to use the Downtown (Main Street) area for the main entertainment area. Ms. Weeks added that there are some changes that would be needed to some City ordinances, such as 24-hours in the City parks, to make this happen. Vendors would need to be registered and authorized; that would allow for the collection of fees to help with the cost. Due to the main entertainment area possibly being Downtown, there is a request that temporary outdoor service alcoholic privileges be unavailable to other groups.

Assistant City Manager Brian Phillips added that RAGBRAI put out a manual to assist cities in hosting RAGBRAI. The manual showed a model ordinance describing how to handle the temporary services. Staff has also looked through the City *Code* to identify anything that could be in conflict with what is needed to accomplish RAGBRAI. It was noted that Parks and Recreation is also supportive of the components that are needed for RAGBRAI.

Council Member Betcher inquired about having a sunset clause for these changes. Mr. Phillips stated the request is for a two- to three-day period for exception to an Ordinance.

Council Member Gartin expressed concern about Main Street being able to handle the amount of people. Ms. Weeks stated that, from past experience, it is not expected to have more than 8,000 people present in the Downtown area at one time. She explained that, through research from the 2008 RAGBRAI and the fact there are so many places to go in Ames, that should not be an issue.

Mr. Phillips informed Council about the decision of the route through Ames. RAGBRAI does not want riders on a shared-use path. The route chosen has been optimized, reducing the number of intersections, number of residents affected throughout the day, and the least amount to manage.

Chad Watkins, 1421 Douglas Avenue, Ames, and Chris Fisher, 310 Main Street, Apt. 202, Ames, told the Council that they have a food cart and an approved regular location of that food cart. Mr. Watkins stated their cart would be the only food cart at this time that would be affected and would

have to move due to RAGBRAI. Mr. Watkins wondered if there would be any kind of leniency with the Vending Permit permit since their food cart is permanent and would be the only cart affected. Council Member Beatty-Hansen inquired about the treatment of a food cart for this event. Ms. Weeks stated, with special events, food carts can be relocated. Buildings do not have to pay for a Vendor Permit since they have a permanent location. If a business would choose to be on the RAGBRAI map and included in advertisement, there will be a cost associated with that.

Moved by Corrieri, seconded by Nelson, to direct that staff bring back all five items of the Temporary Ordinance request on a future agenda.

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

Moved by Nelson, seconded by Betcher to accept the proposed route.

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

Moved by Beatty-Hansen, seconded by Betcher, to direct staff to bring back an agenda item on the allowance of bike riding in Brookside Park.

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

**RESOLUTION DENYING EXCEPTION TO SECTION 22.32 TO ALLOW ALCOHOL SERVICE IN SIDEWALK CAFÉ AT DELLA VITI, 323 MAIN STREET, STE. 102:** Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 18-146, to allow alcohol service at the Sidewalk Café at Della Viti, 323 Main Street, Ste. 102, during the 2018 Sidewalk Café season, but to Della Viti maintaining its Outdoor Service Privilege.

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

**HEARING ON ZONING TEXT AMENDMENT TO REVISE MUNICIPAL CODE SECTION 29.1108, TEMPORARY DEFERRAL ON DEMOLITION AND DEVELOPMENT:** Council Member Nelson stated that he would not be voting on this item due to a conflict of interest.

Director Diekmann stated that this is a proposed Zoning Ordinance text amendment to allow for the language of the current Deferral on Demolition Overlay, moratorium tool, to become available for use in the current time. Staff is suggesting to amend this for future application. Staff recommended to include Site Development Plans and Building Permits in relation to the Demolition and Development Overlay. The second request is to not include an end date, but a sunset date, so it would expire the Ordinance, adopts the map amendment, and does not expire the language in the *Municipal Code*. This would save the Council from doing a text amendment again to use this tool. Mr. Diekmann requested Council suspend the rules and pass the Ordinance on all three readings and adopt it at this meeting. It would be published this week and then the Ordinance would be effective by the end of the week.

The Mayor opened the public hearing and closed it after there was no one wishing to speak.

Moved by Betcher, seconded by Corrieri, to pass on first reading an Ordinance to revise *Municipal*

Code Section 29.1108, Temporary Deferral on Demolition and Development.

Roll Call Vote: 5-0-1. Voting Aye: Betcher, Martin, Beatty-Hansen, Gartin, Corrieri. Voting Nay: None. Abstaining due to conflict of interest: Nelson. Motion declared carried.

Moved by Corrieri, seconded by Betcher, to approve the suspension of rules necessary for the adoption of an ordinance.

Roll Call Vote: 5-0-1. Voting Aye: Betcher, Martin, Beatty-Hansen, Gartin, Corrieri. Voting Nay: None. Abstaining due to conflict of interest: Nelson. Motion declared carried.

Moved by Corrieri, seconded by Gartin, to pass on second and third readings and adopt ORDINANCE NO. 4340.

Roll Call vote: 5-0-1. Voting Aye: Betcher, Martin, Beatty-Hansen, Gartin, Corrieri. Voting Nay: None. Abstaining due to conflict of interest: Nelson. Motion declared carried.

**HEARING ON PROPOSED AMENDMENT TO OFFICIAL ZONING MAP SHOWING A TEMPORARY DEFERRAL ON DEMOLITION AND DEVELOPMENT OF PROPERTIES IN THE VICINITY OF LINCOLN WAY AND GRAND AVENUE:** Director Diekmann requested Council that, in recognition of the moratorium for a Temporary Deferral on Demolition and Development Overlay being enacted, an overlay be applied to properties south of the tracks on Lincoln Way. The parameters of the moratorium are Grand to Duff south of the railroad tracks and a half block deep of Lincoln Way on the south side. The HOC and DSC Zoning on Kellogg will stay. Things that are precluded are changes to the property that either demolish or cause expansion, including a whole new building. This allows for things to stay the same or have a small bit of improvement. Staff recommends that July 2, 2018, be the expiration of the moratorium. Mr. Diekmann requested Council suspend the rules necessary for an ordinance and hold the first, second, and third readings and adoption at this meeting to make the Ordinance effective within the next week.

The public hearing was opened by the Mayor.

Chuck Winkelblack, 105 South 16<sup>th</sup> Street, Ames, stated this moratorium is different than the Rental Housing Occupancy issue. There are some non-conformities because of the site and others are non-conforming because of the use. He urged Council to find a way to deal with the zoning, but said he was not in favor of the moratorium. The moratorium will affect a property that is pending a sale at this time; that will in turn delay other development in that area.

Council Member Gartin stated that the goal of the Council is not to affect a person from entering into a property transaction, but he fears the possible negative consequences that could come if there is not a moratorium. Mr. Winkelblack responded that there is not commercial land to replace the uses into other areas, and he does not believe that these uses need to necessarily go away between Duff and Grand.

Council Member Betcher asked if Site Development Plans can be approved during a moratorium. Mr. Diekmann stated that he would approve a Plan that has already been submitted. Mr.

Winkelblack advised that he submitted the Plan because it was almost complete. He feels there are a lot of discussions to be had on zoning and this was moving too fast. Council Member Beatty-Hansen commented that this vision has been building for awhile.

Ryan Davis, 204 Clark, Ames, requested approval of the moratorium. He suggested that detailed meetings with the property owners and other stakeholders in the area occur.

Bob Goodwin, 311 Lincoln Way, Ames, stated that additional time is needed for more information and understanding. If property is taken, it should be relocated. Zoning regulations that amount to a taking is called Inverse Condemnation. The process includes relocation assistance, payment for the initial property, and relocation to an equal property. Many of the people affected are in favor of the moratorium until July 2, 2018.

Mayor Haila closed the hearing after no one asked to speak.

Moved by Martin, seconded by Corrieri, to approve the proposed rezoning for Temporary Deferral on Demolition and Development Overlay as a temporary moratorium on the subject properties within the proposed Downtown Gateway Commercial Area with an end date of July 2, 2018.

Roll Call vote: 5-0-1. Voting Aye: Betcher, Martin, Beatty-Hansen, Gartin, Corrieri. Voting nay: None. Abstaining due to conflict of interest: Nelson.

Moved by Corrieri, seconded by Gartin, to approve the suspension of the second and third readings.

Roll Call vote: 5-0-1. Voting Aye: Betcher, Martin, Beatty-Hansen, Gartin, Corrieri. Voting nay: None. Abstaining due to conflict of interest: Nelson. Motion declared carried.

Moved by Corrieri, seconded by Gartin, to pass on second and third and adopt ORDINANCE NO. 4341.

Roll Call vote: 5-0-1. Voting Aye: Betcher, Martin, Beatty-Hansen, Gartin, Corrieri. Voting nay: None. Abstain due to conflict of interest: Nelson. Motion declared carried.

**HEARING ON FURNISHING ELECTRICAL MATERIALS FOR TOP-O-HOLLOW SUBSTATION:** Mayor Haila opened the public hearing. He closed the hearing after there was no one wishing to speak.

Moved by Beatty-Hansen, seconded by Corrieri, to adopt RESOLUTION NO. 18-147 approving final plans and specifications and awarding the contract to RESCO of Ankeny, Iowa, in the amount of \$35,755.07 for Bid No. 1 - 69kV Switches.

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

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 18-148 approving final plans and specifications and awarding the contract to RESCO of Ankeny, Iowa, in the amount of \$27,895.27 for Bid No. 2 - Instrument Transformers.

Roll Call Vote: 6-0. Resolution 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. 18-149 approving final plans and specifications and awarding the contract to RESCO of Ankeny, Iowa, in the amount of \$6,530.58 for Bid No. 3 - Lightning Arrestors.

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

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 18-150 approving final plans and specifications and awarding the contract to Kriz-Davis Company-BSE of Ames, Iowa, in the amount of \$42,003.18 for Bid No. 4 - Steel Structures.

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

**HEARING ON BROOKSIDE PARK PATHWAY LIGHTING PROJECT:** Parks and Recreation Director Keith Abraham explained that the project would be to add lighting due to safety concerns of residents. There are a total of 60 light poles at 15 feet high with fixtures on top. This does follow the “Night Sky Ordinance.” Staff worked with KCL Engineering out of Des Moines for the design and an estimate of cost (\$143,000). The bid from Van Maanen Electric came in about \$16,000 under the estimate. Work has been done with them in the past. According to Director Abraham, the reason for doing this project is because it is very dark and the lighting is needed for safety.

Council Member Gartin stated that some residents expressed concern about the effects to wildlife with this lighting. Mr. Abraham responded that there is a security light that is on all night in every Park. This is a balance between the safety of people and being good to the wildlife. The lights would be LED lights. The Nightsky Gazers Association recommends 3000K be put in parks. This could be considered along with suggestions of timers. Council Member Gartin suggested reaching out to Jim Pease of Iowa State as a wildlife expert or someone like him to discuss the effects of light on wildlife. Director Abraham added that the light will be directed downward to provide light on the path and about 35 feet from the base of the pole. People who are utilizing this path will be able to see any obstacles, but not a great deal outside of the path.

Council Member Betcher inquired on the reason to consider the 4000K that is good for indoor lighting. Director Abraham responded that the consultant suggested the 4000K because it is better lighting; things will be a little clearer on the trail. He added that the light is a white light but will not be super bright. Council Member Corrieri added that once a person moves out of the light they would be in total darkness, because it is so focused on lighting the specific area. Council Member Martin noted that a person’s eyes can not move that quickly between light and dark.

The public hearing was opened by the Mayor.

Lori Biederman, 1239 Orchard Drive, Ames, explained that she had no concern about the lighting for the developed part of the Park, but was opposed to lighting the forested region. There are not

lights that will provide complete safety for the wildlife. Animals, such as bats and owls, provide ecosystem services. Those services would be damaged by the lights. Ms. Biederman stated her opinion that the human safety concerns don't add up; a person in this well-lit area would not be able to see a predator outside the light, but the predator could see the person in the light. The lights make it so a person is unable to see people or objects outside of the lights. The suggestion of turning the lights off at a certain time would make it better for the wildlife, but would not solve the problem.; dusk is when the wildlife are active, hunting and raising their young. Ms. Biederman concluded that there are many other paths to use in this Park; one that moves straight through the park is not necessary. There are other paths around the Park that are already lit. If this path must be lit, she suggested that lights be lower to the ground and closer to the yellow lighting setting. This is an area of intact forestry that should be maintained with the diversity of wildlife in that area.

The hearing closed by Mayor Haila after no one asked to speak.

Mr. Abraham informed the Council that the City does have a liability claim at this time due to the lighting issue in Brookside. Council Member Beatty-Hansen asked if there would be a change to the contract to change the lighting. Director Abraham stated that he has talked with Karen Server on that possibility. Ms. Server had indicated to Mr. Abraham that Council is able to award the contract and then do a change order. There is the ability to go down to a different brightness of light or other possible changes through a change order. The timers would cost a difference of around \$5,000, but at this time the project is \$13,000 under budget.

Council Member Gartin shared his concern of the timing for RAGBRAI coming through. Director Abraham responded that it is in the bid documents. The contractor can start working right after contract and bond approval. The goal would be to have it started and finished before RAGBRAI or wait until after RAGBRAI and finish in the fall.

Council Member Gartin wondered if there was a reason that Council could not wait on this project until speaking with an expert concerning the wildlife. Mr. Abraham noted that it could affect the bids. Mr. Gartin conveyed that this would provide an opportunity to learn about the impact on wildlife. Council Member Betcher asked if the consultant had looked into lower path lighting. Mr. Abraham stated that the lower lights provide a little lighting, but doesn't necessarily light the paths to avoid obstacles.

Council Member Martin inquired about the possibility of changing the project to not include the north portion of the Park. City Manager Schainker stated that would be a large change and would have to be run through Purchasing.

Moved by Gartin, seconded by Beatty-Hansen, to accept the report of bids, but not award a contract at this time and direct staff to reach out to Iowa State to consult with an expert in wildlife to guide Council on the lighting impacts to the wildlife.

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

**HEARING ON 2017/18 ASPHALT PAVEMENT IMPROVEMENTS (PIERCE AVENUE,**

**PIERCE CIRCLE, TYLER AVENUE):** The Mayor opened the public hearing and closed after there was no one wishing to speak.

Moved by Corrieri, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 18-152 approving final plans and specifications and awarding the contract to Manatt's, Inc., of Ames, Iowa, in the amount of \$776,412.35.

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

**HEARING ON 2017/18 CLEAR WATER DIVERSION PROGRAM (DOUGLAS AVENUE, DUFF AVENUE, O'NEIL DRIVE):** The public hearing was opened by the Mayor. He closed the hearing after no one asked to speak.

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 18-153 approving final plans and specifications and awarding the contract to Ames Trenching & Excavating, Inc., of Ames, Iowa, in the amount of \$79,850.

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

**HEARING ON 2017/18 WATER SYSTEM IMPROVEMENTS PROGRAM, #2 (KELLOGG AVENUE AND 18<sup>TH</sup> STREET):** Mayor Haila opened the public hearing. He closed the hearing after there was no one wishing to speak.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 18-154 approving final plans and specifications and awarding the contract to Keller Excavating, Inc., of Boone, Iowa, in the amount of \$526,619.70.

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

**HEARING ON 2017/18 ARTERIAL STREET PAVEMENT IMPROVEMENTS (13<sup>TH</sup> STREET):** The public hearing was opened by the Mayor. He closed the hearing after no one asked to speak.

Moved by Beatty-Hansen, seconded by Corrieri, to adopt RESOLUTION NO. 18-155 approving final plans and specifications and awarding the contract to Con-Struct, Inc., of Ames, Iowa, in the amount of \$1,453,187.05 contingent upon IDOT concurrence.

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

The meeting recessed at 8:55 p.m and reconvened at 9:05 p.m.

**PRELIMINARY PLAT FOR MENARDS AMES SUBDIVISION (530 AND 900 SE 16<sup>TH</sup> STREET):** Director of Planning and Housing Kelly Diekmann advised that this is a plat to create four lots. The Plat is consistent with the Subdivision Ordinance for having infrastructure in place

to serve and conformance to creating lots and being conscious of the floodway that is part of the site.

Council Member Gartin inquired about why the building would be located in the floodway. Director Diekmann responded that the City is aware of the flooding patterns and the site has been zoned HOC with that knowledge for quite some time. The building will be elevated six feet above the base flood elevation. It will be partially in the fringe, but also meets the City's standards to have the building elevated and protected. Filling the fringe does not directly change the flood plain capacity. It is the floodway that is reserved to not be filled. This is consistent with City practice and policy through zoning standards and Flood Plane Ordinance on how to address development in this area.

Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 18-156 approving the Preliminary Plat for Menards Ames Subdivision at 530 and 900 SE 16<sup>th</sup> Street.  
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**URBAN REVITALIZATION AREA FOR 415 STANTON AVENUE:** Planner Julie Gould stated the public hearing date for the Urban Revitalization Plan is proposed to be May 8. A clarification on the five points of criteria will have a language addition. On Criterion No. 4, doors and windows will be an addition.

Moved by Betcher, seconded by Beatty-Hansen, to accept the draft plan for the Urban Revitalization Area for 415 Stanton Avenue with the amendment to Criterion No. 4.  
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Corrieri, seconded by Gartin, to adopt RESOLUTION NO. 18-157 directing City staff to prepare the Urban Revitalization Plan and set May 8, 2018, as the date of public hearing.  
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**LINCOLN WAY REDEVELOPMENT PROJECT:** Planning and Housing Director Kelly Diekmann updated Council about a potential developer's concept for the Lincoln Way Redevelopment Project. The developer has made progress on acquiring properties. The site has been narrowed down to south of the tracks and south of Gilcrest, which is in the Downtown Gateway area, where zoning has not been adopted for this area. The developer has tried to bring a hotel option to the area, as described in the Corridor Plan. This would be more of an Urban-style hotel. The objective is to give something unique to the City and tie the millennial mixed-use and hotel plan with a courtyard plaza area. The ground floor would be retail shops with possible office use on the second floor. The hotel would be served by a parking structure with the ability to add parallel parking for retail. The higher floors would be for apartments with exclusive amenities. A water well would need to be closed, but the developer is willing to work with the City on that. The developer is interested in pursuing a request to create an Urban Renewal Area and developer rebates that would be above a tax abatement for Urban Revitalization; they will be looking to the City for that.

Council Member Beatty-Hansen inquired on the fit of this project with the vision. Mr. Diekmann stated the only thing that can be seen right now that does not coincide with the vision is the number of three- and four-bedroom apartments. The proposal and zoning is to cap the apartment floor plans that exceed two bedrooms at 25%. Council Member Beatty-Hansen stated that the project needs to fit the vision and zoning that will be put into place. The City needs apartment rentals that are not necessarily directed at students.

Council Member Betcher added that studies done by the Chamber and Main Street said that millennials do not want to live in the same environment where students live. Students tend to live in the three- and four-bedroom apartments. Millennials are attracted to more studio and one-bedroom apartments.

Chuck Winkleblack, 105 South 16<sup>th</sup> Street, Ames, stated that when talking with staff, the guidelines were set and that is the objective. Council input is necessary to know what things are a part of the vision and what is not so progress can be made to acquire properties and relocate those businesses that will be displaced. The economy is good in Ames, but there aren't many commercial areas for businesses to go. Many business owners in the Downtown are very excited for the hotel and a complete project. The hotel will help bring life to the Downtown with the food and drink, entertainment, and housing. As time goes on, the shift is toward workforce housing, because there are few places for young adults to live when they are tired of living the student life. There are also many people that are older who are interested in living in the Downtown area.

Michael Stessman, 14909 Walnut Meadows Drive, Urbandale, stated that he is the developer of this project and modeled it after a project that he had done in Lincoln, Nebraska. That development created a continuation of growth with the young professionals for internships, graduate students, and tech companies. As research parks went up, the project continued to grow and attracted more of the millennial sector or young professional. There will be a majority of studio, one- and two-bedroom apartments. There is a variety of markets for people renting. Mr. Stessman added that the goal is a mini "Power and Light District." This project is amenities-heavy, which attracts the millennials. The area will be heavy on entertainment and the need to be a strong mixed-use environment. There will need to be an incentive package for the owner of Starbucks to get that building moved.

Council Member Betcher expressed her concern for the feel of this map as designed with three- and four-bedroom apartments. Mr. Stessman assured the Council that the intent is to focus on studio, one- and two-bedroom units. The design will have to be figured out along with making the project financially workable. The company will be seeking to use Work-Force Housing Tax Credits. There will be an incentive package that will have no risk to the City.

Mayor Haila commented that one of the visions of the Lincoln Corridor Plan was heavy on the mixed-use. There is a demand for office use in the Downtown as well as an area to live, work, and entertain. He added that this project is energizing, but missing an aspect. Mr. Stessman added there is a thought of leaving an area on the second level for office space that could be designed into the building. Management of the risk of office space will need to be done, but consideration is given to all components.

Michael Baxter, 5342 Glen Oaks Way, West Des Moines, informed Council that he is the developer of the hotel portion of the project. The hotel will be approximately 120 units with parking on the backside of the hotel. The goal is to keep the “Power and Light” feel, with retail space in a boutique style. It would be very modern, with restaurants, bars, a large lobby with bellhops and valet - a first-class hotel.

Tim Grandon, 2857 Monroe, Ames, commented that this development is exciting. The biggest issue ahead is zoning; spot zoning may need to be used. There will be some non-conformities no matter what is done. Mr. Grandon wonders how the Ames street system will support the increase of traffic and landscaping the south side of Lincoln Way. The whole area needs to look nice. Mr. Diekmann responded that to do those things, there needs to be property dedication; there is not existing right-of-way. The developer will be dedicating almost ten feet of land to widen sidewalks and add for trees and parking on the north side. Long-term with redevelopment of properties, the expectation would be for a matching streetscape. Mr. Grandon added that he hopes there will be some zoning decisions made to assist the business owners.

Laura Cram, 203 Kellogg, Ames, expressed concern for the massive scale of the project compared to what is there now, where parking will enter for the project, traffic on Gilcrest, Starbucks being on the corner, and the congestion of the trains and traffic. She feels that Ames may lose that small-town feel and small business owners are over-whelmed. The current zone allows for hotels, retail, restaurants, offices, and event centers. New development can be done without destroying existing businesses. The bigger issue is there is nowhere to move the existing businesses.

Ryan Davis, 204 Clark, Ames, stated that the City should not proceed with this development because it is too aggressive for the area.

Sherri Keigan, 113 Kellogg, Ames, expressed concern about the congestion of traffic now and the certainty of increased traffic by adding apartments in that area. Ms. Keigan added that she does not want a large building out her back door and feels it decreases the value of her property.

Rick Thompson, 414 South Duff, Ames, stated that he does not want to see his property rezoned and restricted on the opposite side of the road due to the possible new project.

Mr. Stessman added that he wants to be a good neighbor. It is the intent to work with the local businesses and comply with any zoning the City decides on. He is also willing to help with possible future development on the south side of the road.

Council Member Betcher conveyed to Council that she liked the concept of the project, but definitely felt the size of bedrooms for rent will need to be adjusted and not exceed the guidelines. Ms. Betcher noted that tying incentives to the filling of the first floor retail spaces would be a wise choice considering the recent construction that still has empty retail spaces on the first floor.

Moved by Corrieri, seconded by Gartin, to direct staff to continue to work with the developer and negotiate a potential incentive package.

Council Member Gartin inquired about needing to upgrade the infrastructure for this project. Director Diekmann stated that staff had looked at the sanitary sewer capacity, water and utilities. It had been determined that the infrastructure is fine. Staff is looking at different traffic access points and what it means for travel and how things will work with intersections.

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

**ORDINANCE REVISING CHAPTER 13, RENTAL HOUSING CODE, REGARDING OCCUPANCY:** Moved by Gartin, seconded by Corrieri, to pass on first reading an Ordinance making revisions to Chapter 13, Rental Housing Code regarding occupancy.

Council Member Betcher expressed concern about the language used to identify the neighborhoods that are a part of the moratorium. She does not feel that all of those neighborhoods are adjacent to the University, but near campus may be a better way to identify the neighborhoods.

Moved by Betcher, seconded by Corrieri, to amend the “University adjacent neighborhoods” term to “near campus neighborhoods”.

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

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

Moved by Martin, seconded by Corrieri, to add the topic of which neighborhoods are to be included in the rental concentration cap to the April 10 Council meeting and hold the first reading of the Rental Concentration Cap Ordinance to April 24.

City Manger Steve Schainker explained that the Council will need to finish the discussion on which neighborhoods the overlay would be applied. It needs to be discussed if all eight neighborhoods are to be under the overlay.

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

Moved by Corrieri, seconded by Beatty-Hansen, to ask staff to notify property owners in the potentially affected neighborhoods prior to the April 10 meeting.

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

Moved by Martin, seconded by Corrieri, to direct staff to report on hardship rental cases at the April 10, 2018, Council meeting.

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

**ORDINANCE REVISING CHAPTER 28 TO EXEMPT INDIVIDUAL METERING REQUIREMENT FOR THOSE SUBMITTED PRIOR TO FEBRUARY 1, 2018:** Water and Pollution Control Director John Dunn stated that the purpose of the proposed amendment was to insert an effective date for the individual metering in multi-family-residential. The effective date was inadvertently left out of the Ordinance when Chapter 28 of the *Municipal Code* was passed.

This is an issue of policy relating to water conservation and housing. Individual meters can cause the cost of housing to go up a bit, but data supports that if tenants paid the bills themselves there is a more conscious effort to preserve water. A question concerning the billing of water in the City of Ames with a minimum bill to each meter will not increase the bill. The rate structure is set to be a wash in those cases. The minimum bill goes up as the size of the meter goes up.

Council Member Gartin asked if other communities were doing this. Mr. Dunn responded that there are very few at this time. A trend is showing towards this, but it is not the norm at this time.

Director Dunn conveyed that this has posed a problem for a small number of developers who had projects already under design, such as the construction at Crawford. The recommendation of staff is to “grandfather” in those projects that had submitted a Site Development Plan to the Planning and Housing Department prior to February 1, 2018, and allow them to proceed with the single master meter construction originally presented to Water & Pollution Control staff. This would prevent developers from having to start all over again.

Jerry Cable, 623 South Dayton, Ames, reported that it would be an estimate of \$1,000 per apartment to run individual piping from a meter. This Ordinance will cause individual water heaters in each apartment. This will add an expense for a room to put the water heater in with a drain and vent. Water heaters also tend to leak, which could cause problems for apartments below. Efficiency will also be lost. The gas water heater will end up being too costly; an owner may then choose to use an electric water heater with very low efficiency. The meter room will have to be larger, which takes space away from the apartment. The landlord would have to find a way to make up the extra cost. This is another ordinance that will add cost to building. He is opposed to this Ordinance and would like to see it removed.

Justin Dodge, 105 South 16<sup>th</sup> Street, Ames, conveyed his appreciation for the intent of the change. Mr. Dodge noted that he represents the Hunziker Company, where the policy is that water is included in the rent. There will not be the conservation savings that was talked about earlier. If this Ordinance is not reversed, there will still be the inefficiency of electric water heaters and the ramifications will continue.

Ben Jensen, 708 Highway 69, Huxley, stated Jcorp has done individual meters, but is now moving towards a common meter. The biggest reason is the added cost to the electrical bill and service. It is extremely costly and inefficient to have individual water heaters per square footage and the cost of an electric water heater. Normally there will be one tenant in a junior suite; the tenant will actually pay more to heat the water heater and never know the difference. The market tells companies that tenants prefer to pay one bill. He believes that the best practice for the construction industry is the common water meter.

Luke Jensen, 2519 Chamberlain, Ames, stated that the project for Crawford was right in between the new Ordinance being adopted. A change at this point would be costly to the project.

Moved by Beatty-Hansen, seconded by Gartin, to pass on first reading an Ordinance making a



revision to Chapter 28 to exempt, from the individual metering requirement, those projects that had submitted a Site Development Plan to the Planning and Housing Department prior to January 1, 2019.

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

**ORDINANCE FOR THE REMOVAL OF PROPERTY LOCATED AT 398 S. 500<sup>TH</sup> AND 5508 LINCOLN WAY (TRINITAS) FROM WARD 3, PRECINCT 4:** Moved by Nelson, seconded by Beatty-Hansen, to pass on first reading an Ordinance removing the property located at 398 S. 500<sup>th</sup> and 5508 Lincoln Way from Ward 3 and Precinct 4.

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

**ORDINANCE ALLOWING PORTABLE SIDEWALK SIGNS IN CAMPUSTOWN:** Moved by Beatty-Hansen, seconded by Corrier, to pass on first reading an Ordinance allowing the use of temporary sidewalk signs in Campustown.

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

**ORDINANCE RENAMING OLD AIRPORT ROAD TO GREEN HILLS DRIVE:** Moved by Beatty-Hansen, seconded by Corrieri, to pass on first reading an Ordinance renaming “Old” Airport Road to Green Hills Drive.

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

**ORDINANCE FOR WIRELESS COMMUNICATIONS FACILITIES:** Moved by Beatty-Hansen, seconded by Corrieri, to pass on second reading the construction of wireless communications facilities.

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

**ORDINANCE RESTRICTING PARKING AT ALL TIMES ON NORTH SIDE OF PHOENIX STREET FROM NORTH DAKOTA AVENUE TO YUMA AVENUE:** Moved by Corrieri, seconded by Betcher, to pass on third reading and adopt ORDINANCE NO. 4338 restricting parking at all times on north side of Phoenix Street from North Dakota Avenue to Yuma Avenue.

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

**ORDINANCE RELATING TO CHANGES TO GARAGE AND ACCESSORY BUILDING STANDARDS:** Moved by Corrieri, seconded by Beatty-Hansen, to pass on third reading and adopt ORDINANCE NO. 4339 revising the garage and accessory building standards.

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

**XENIA RURAL WATER DISTRICT REQUESTS TO SERVE PROPERTIES GENERALLY LOCATED SOUTH OF EXISTING CORPORATE LIMITS:** Assistant City Manager Bob Kindred advised that Rural Water Districts can’t serve within two miles of the City without permission. Xenia had requested to serve the area generally located south of existing corporate

limits, east of Ames Municipal Airport, and west of South Duff Avenue. There was a time when the City gave away a significant amount of territory, and now the price per home to get it back has been substantial. A past Council adopted provisions in a Utility Ordinance so the City would provide water to areas outside of City limits until the City grows there; at which time it would be annexed in and provided with full range of City services.

It was noted that Xenia had withdrawn its request.

Moved by Beatty-Hansen, seconded by Corrieri, to accept the withdrawal of Xenia's request to serve properties generally located south of existing corporate limits, east of Ames Municipal Airport, and west of South Duff Avenue.

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

**AGREEMENT WITH PARKMOBILE FOR PAY-BY-PHONE APP SERVICES FOR CITY OF AMES PARKING SYSTEM:** Traffic Engineer Damion Pregitzer clarified that it does meet all of the Purchasing policies. Parkmobile has a lot of education to help customers set-up their account. Parking rates will go into affect July 1, 2018. Some Ordinance changes will need to be done. The City *Code* prohibits being at a meter for longer than four hours. A customer of ParkMobile can add time, but once the parking has reached the time allotted, the vehicle will have to move; this is to encourage turn-over.

Moved by Beatty-Hansen, seconded by Corrieri, to adopt RESOLUTION NO. 18-151 approving a contract with Parkmobile for app-based services.

Council Member Martin inquired about the use of payment by the ParkMobile wallet. Mr. Pregitzer responded that Ames has had that set-up. The customer will be able to save some of the third-party transaction fees when using their ParkMobile wallet, instead of running a credit card each time and being charged that transaction fee. Mr. Martin added that this application does have a privacy statement in terms of service. His research had indicated that ParkMobile is able to collect data, such as GPS data, for a broad use. Mr. Martin said it was important to pay attention to the settings of apps.

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

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:** Moved by Gartin, seconded by Nelson, to refer to staff the letter from Ames International Partner Cities Association requesting to allow the transfer of grant money from FY 2017-18 to FY 2018-19.

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

Moved by Corrieri, seconded by Beatty-Hansen, ask the Mayor to notify the business owner of Mayfair Cleaners that the Council elected not to take action on this request to relocate the business to 230 Washington.

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

**COUNCIL COMMENTS:** Council Member Betcher reminded Council of the request for the Mayor to write a letter regarding a potential question being added to the census. The recommendation will come from the Commerce Secretary to add the citizenship question to the census. It is reported that once that question is added, there will be several lawsuits.

Moved by Martin, seconded by Beatty-Hansen, to put the options for increased transparency for economic development incentives on a future agenda.

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

Moved by Martin, seconded by Betcher, to direct staff to report the Council a total value of industrial tax abatements that were awarded for the past year.

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

Move by Gartin, seconded by Corrieri, to direct Legal to research the use of eminent domain for economic development purposes.

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

Moved by Betcher, seconded by Beatty-Hansen, to adjourn the meeting at 11:46 p.m.

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Diane R. Voss, City Clerk

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John A. Haila, Mayor

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Stacy Craven, Recording Secretary

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

**AMES, IOWA**

**MARCH 29, 2018**

The Ames City Council met in Special Session at 2:12 p.m. on the 29<sup>th</sup> day of March, 2018, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor John Haila presiding. As it was impractical for the Council members to be present in person, the following Council members were brought in telephonically: Bronwyn Beatty-Hansen, Tim Gartin, David Martin, and Chris Nelson.

**CLASS C LIQUOR LICENSE & OUTDOOR SERVICE FOR BAR:** Moved by Gartin, seconded by Beatty-Hansen, to approve the transfer of a Class C Liquor License & Outdoor Service for Bar from 823 Wheeler Street, Ste. 4, to 823 Wheeler Street, Ste 1.

Vote on Motion: 4-0. Motion declared carried unanimously.

**COUNCIL COMMENTS:** Mayor Haila referenced an email that he had received from Bruce Carroll, 3819 Tripp Street, Unit #1. The email was regarding Net Neutrality, which pertains to certain protections provided to persons accessing sites and services online, and included a statement that the FCC recently voted to take away Net Neutrality protections. Mr. Carroll asked that the City join the movement to restore Net Neutrality by signing the Cities Open Internet Pledge. It was the consensus of the Council members participating in this meeting that Mayor Haila should reply to the petitioner stating that the City has just begun to explore possible improvements in Internet options and is considering net neutrality in the context of that project; however does not have the results and decisions yet to allow the City to sign the Pledge referred to in the email.

**ADJOURNMENT:** Moved by Gartin, seconded by Beatty-Hansen, to adjourn the meeting at 2:15 p.m.

Vote on Motion: 4-0. Motion declared carried unanimously.

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Diane R. Voss, City Clerk

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John A. Haila, Mayor



## REPORT OF CONTRACT CHANGE ORDERS

Period:	<input type="checkbox"/>	1 <sup>st</sup> – 15 <sup>th</sup>
	<input checked="" type="checkbox"/>	16 <sup>th</sup> – End of Month
Month & Year:	March 2018	
For City Council Date:	April 10, 2018	

Department	General Description of Contract	Contract Change No.	Original Contract Amount	Contractor/ Vendor	Total of Prior Change Orders	Amount this Change Order	Change Approved By	Purchasing Contact (Buyer)
Electric Services	LED Luminaires for Electric Distribution	3	\$128,796.00	Kriz-Davis Co.	\$231,621.00	\$45,206.63	B. Kindred	CB
Electric Services	Asbestos Maintenance Services Contract for Power Plant	1	\$80,000.00	ESA, Inc.	\$0.00	\$15,000.00	D. Kom	CB
Fleet Services/ Police	Furniture for City Hall and Animal Shelter	1	\$53,702.91	Storey Kenworthy Co.	\$0.00	\$956.67	C. Mellies/ R. Edwards	AM
Public Works	Engineering Design	5	\$42,744.00	McClure Engineering	\$18,623.00	\$1,500.00	M. Gansen	MA
			\$		\$	\$		
			\$		\$	\$		

**Applicant License Application ( )**

<b>Name of Applicant:</b> <u>Ames Jaycees</u>		
<b>Name of Business (DBA):</b> <u>Ames on the Halfshell</u>		
<b>Address of Premises:</b> <u>Bandshell Park</u>		
<b>City</b> <u>Ames</u>	<b>County:</b> <u>Story</u>	<b>Zip:</b> <u>50010</u>
<b>Business</b>	<u>(563) 249-8767</u>	
<b>Mailing</b>	<u>PO Box 624</u>	
<b>City</b> <u>Ames</u>	<b>State</b> <u>IA</u>	<b>Zip:</b> <u>50010</u>

**Contact Person**

<b>Name</b> Adam Petersen
<b>Phone:</b> (402) 443-7050 <b>Email</b> adampetersen@hotmail.com

**Classification** Class B Beer (BB) (Includes Wine Coolers)

**Term:** 6 months

**Effective Date:** 05/25/2018

**Expiration Date:** 01/01/1900

**Privileges:**

Class B Beer (BB) (Includes Wine Coolers)

Outdoor Service

**Status of Business**

<b>BusinessType:</b> <u>Limited Liability Company</u>
<b>Corporate ID Number:</b> <u>XXXXXXXXXX</u> <b>Federal Employer ID</b> <u>XXXXXXXXXX</u>

**Ownership**

**Erin Greazel**

**First Name:** Erin      **Last Name:** Greazel  
**City:** Ames      **State:** Iowa      **Zip:** 50010  
**Position:** Manager  
**% of Ownership:** 0.00%      **U.S. Citizen:** Yes

**Vaughn Dohse**

**First Name:** Vaughn      **Last Name:** Dohse  
**City:** Ames      **State:** Iowa      **Zip:** 50014  
**Position:** President  
**% of Ownership:** 0.00%      **U.S. Citizen:** Yes

**Adam Petersen**

**First Name:** Adam      **Last Name:** Petersen  
**City:** Ames      **State:** Iowa      **Zip:** 50010  
**Position:** Assistant Manager

% of Ownership: 0.00%

U.S. Citizen: Yes

**Insurance Company Information**

<b>Insurance Company:</b> <u>West Bend Mutual Insurance Company</u>	
<b>Policy Effective Date:</b>	<b>Policy Expiration</b>
<b>Bond Effective</b>	<b>Dram Cancel Date:</b>
<b>Outdoor Service Effective</b>	<b>Outdoor Service Expiration</b>
<b>Temp Transfer Effective</b>	<b>Temp Transfer Expiration Date:</b>

**Applicant License Application ( )**

<b>Name of Applicant:</b> <u>W&amp;Z Mongolian Buffet INC</u>		
<b>Name of Business (DBA):</b> <u>Mongolian Buffet</u>		
<b>Address of Premises:</b> <u>1620 S Kellogg Ave #103</u>		
<b>City</b> <u>Please Select</u>	<b>County:</b> <u>Iowa</u>	<b>Zip:</b> <u>50010</u>
<b>Business</b> <u>(515) 232-2338</u>		
<b>Mailing</b> <u>1620 S Kellogg Ave #103</u>		
<b>City</b> <u>Please Select</u>	<b>State</b> <u>IA</u>	<b>Zip:</b> <u>50010</u>

**Contact Person**

<b>Name</b> <u>Wen Yi Zheng</u>
<b>Phone:</b> <u>(646) 706-2593</u> <b>Email</b> <u>peihui100800@yahoo.com</u>

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

**Term:**12 months

**Effective Date:** 03/20/2018

**Expiration Date:** 01/01/1900

**Privileges:**

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

Sunday Sales

**Status of Business**

<b>BusinessType:</b> <u>Privately Held Corporation</u>
<b>Corporate ID Number:</b> <u>XXXXXXXXXX</u> <b>Federal Employer ID</b> <u>XXXXXXXXXX</u>

**Ownership**

**Wen Yi Zheng**

**First Name:** Wen Yi      **Last Name:** Zheng

**City:** Ames      **State:** Iowa      **Zip:** 50014

**Position:** Owner

**% of Ownership:** 100.00%      **U.S. Citizen:** No

**Insurance Company Information**

<b>Insurance Company:</b> <u>Allied Insurance</u>	
<b>Policy Effective Date:</b>	<b>Policy Expiration</b>
<b>Bond Effective</b>	<b>Dram Cancel Date:</b>
<b>Outdoor Service Effective</b>	<b>Outdoor Service Expiration</b>
<b>Temp Transfer Effective</b>	<b>Temp Transfer Expiration Date:</b>



<b>Name of Applicant:</b> <u>Whiskey River on Main, Inc.</u>		
<b>Name of Business (DBA):</b> <u>Whiskey River</u>		
<b>Address of Premises:</b> <u>132 - 134 Main Street</u>		
<b>City</b> <u>Ames</u>	<b>County:</b> <u>Story</u>	<b>Zip:</b> <u>50010</u>
<b>Business</b> <u>(515) 250-6928</u>		
<b>Mailing</b> <u>2115 SW White Birch Dr.</u>		
<b>City</b> <u>Ankeny</u>	<b>State</b> <u>IA</u>	<b>Zip:</b> <u>50023</u>

**Contact Person**

<b>Name</b> <u>Nicole Romare</u>
<b>Phone:</b> <u>(515) 250-6928</u> <b>Email</b> <u>drink@whiskeyriveronmain.com</u>

**Classification** Class C Liquor License (LC) (Commercial)

**Term:**12 months

**Effective Date:** 09/29/2017

**Expiration Date:** 09/28/2018

**Privileges:**

Class C Liquor License (LC) (Commercial)

Outdoor Service

**Status of Business**

<b>BusinessType:</b> <u>Privately Held Corporation</u>
<b>Corporate ID Number:</b> <u>XXXXXXXXXX</u> <b>Federal Employer ID</b> <u>XXXXXXXXXX</u>

**Ownership**

nicole romare

**First Name:** nicole

**Last Name:** romare

**City:** Ankeny

**State:** Iowa

**Zip:** 50023

**Position:** president

**% of Ownership:** 100.00%

**U.S. Citizen:** Yes

**Insurance Company Information**

<b>Insurance Company:</b> <u>Illinois Casualty Co</u>	
<b>Policy Effective Date:</b>	<b>Policy Expiration</b>
<b>Bond Effective</b>	<b>Dram Cancel Date:</b>
<b>Outdoor Service Effective</b>	<b>Outdoor Service Expiration</b>
<b>Temp Transfer Effective</b>	<b>Temp Transfer Expiration Date:</b>



# MEMO

*Caring People  
Quality Programs  
Exceptional Service*

9 a-h

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**TO:** Mayor John Haila and Ames City Council Members

**FROM:** Heidi Petersen – Deputy City Clerk

**DATE:** April 6, 2018

**SUBJECT:** Tip Top Lounge Outdoor Service Privilege Licenses, 201 E. Lincoln Way

The owner of the Tip Top Lounge, Andrew White, has applied for eight temporary Outdoor Service Privilege Licenses for events on the following dates in 2018:

- May 17-18
- May 31-June 1
- June 14-15
- June 28-29
- July 12-13
- July 23-25
- August 9-10
- August 23-24

Outdoor Service Privilege License applications through the Iowa Alcoholic Beverages Division do not show the specific date requested for the Outdoor Service Privilege; therefore, each of the applications look identical to each other. This memo is in lieu of the application typically sent to you for liquor licenses.

Mr. White has stated that the events will be located in the rear parking lot. Barricades will consist of two four-foot high construction fences with four feet between them for a security buffer. There will be three entrances/exits used for the events. One will be through the main entrance/exit of Tip Top Lounge, and two will be located in the fenced area. Four security guards will be present for the events. One security guard will be stationed to check IDs at each entrance/exit, and an additional security guard will be roaming the premise. Four bartenders and a general manager will also be on-site.

Police has reviewed the calls for service from the past year including the event dates from last year, and there were no issues or recent violations that would cause concern. Tip Top Lounge currently holds a Class C Liquor License.

10a-g

**TO:** Mayor John Haila and Ames City Council Members  
**FROM:** Lieutenant Dan Walter, Ames Police Department  
**DATE:** April 3, 2018  
**SUBJECT:** Beer Permits & Liquor License Renewal Reference City Council Agenda

The Council agenda for April 10, 2018 includes beer permits and liquor license renewals for:

- Class E Liquor, C Beer, & B Wine - LE0001441 - Wal-Mart Store #749, 3105 Grand Avenue
- Class C Liquor & Catering Privilege - LC0042495 - Los Altos Mexican Restaurant, 823 Wheeler Street, Ste. 5
- Class B Liquor - LB0002125 - Holiday Inn Ames, 2609 University Boulevard (Radisson Ames)
- Class C Liquor - LC0033819 - Dangerous Curves, 111 5<sup>th</sup> Street
- Special Class C Liquor - BW0095458 - Smokin Oak Wood-fired Pizza, 2420 Lincoln Way, Ste. 101

A routine check of police records for the past 12 months found no liquor law violations for the above listed businesses. The Police Department therefore recommends renewal for the above listed businesses.

- Class C Liquor - LC0039218 - Sips/Paddy's Irish Pub, 124 Welch Avenue
- Class C Liquor & Outdoor Service - LC0039983 - Brick City Grill, 2704 Stange Rd.

Sips/Paddy's Irish Pub and Brick City Grill did have alcohol related calls for service to their respective locations that warrant additional discussion. Brick City Grill had very few calls for service over the previous year; however, a bartender at the establishment was cited for sale of alcohol to a minor during an Ames Police Department compliance check in April 2017. Brick City Grill had no other issues since this violation and therefore the Police Department recommends approval.

Sips/Paddy's Irish Pub are separate establishments with the same owner. A routine police check identified 21 calls for service at Sips for minor on premise and two public intoxication calls. Paddy's Irish Pub recorded 14 minor on premise calls and five public intoxication calls. For context, it should be noted that Sips and Paddy's Irish Pub remain two of the busier bars in Campustown. Analysis of the individual calls indicate a majority involve IDs that are "misused IDs," meaning that they are genuine IDs that are borrowed or given to those using them to enter the bar. This typically comes from an older sister, brother, or friend. The bar recently turned over 23 confiscated IDs by their staff from the previous month. The number of minor on premise calls to these locations highlight the challenges encountered by

bar staff with manufactured and misused IDs. By every indication, Sips and Paddy's Irish Pub remain committed to reducing underage persons in their bars. The Police Department has worked with management over the previous months and there has been a slight decline in violations over the previous three months. We believe the bar is making appropriate efforts to address this problem and bar management expects the violations to continue to decline. Given the high volume of patrons and the management plan to address violations, the Police Department recommends renewal of Sips/Paddy's Irish Pub liquor license.

**COUNCIL ACTION FORM**

**SUBJECT: REQUESTS FROM AMES VELO FOR AMES GRAND PRIX**

**BACKGROUND:**

The Ames Velo organization has proposed hosting its second Annual Ames Grand Prix bicycle races on Saturday, June 16<sup>th</sup> and Sunday, June 17<sup>th</sup>. The event consists of timed races of 10 to 50 riders per race along a short circuit. It is anticipated that riders will reach speeds of up to 35 miles per hour on the course. Last year, an estimated 160 different individuals participated over the two days of racing.

**MAIN STREET CRITERIUM EVENT:**

On Saturday, June 16<sup>th</sup>, the races will take place downtown from 4:00 p.m. until approximately 11:00 p.m. To facilitate this event, organizers have requested the following:

- Closure of Main Street from Clark Avenue to Douglas Avenue, Douglas Avenue from Main Street to Sixth Street, Sixth Street from Douglas Avenue to Burnett Avenue, Burnett Avenue from Sixth Street to Fifth Street, Fifth Street from Douglas Avenue to Clark Avenue, Kellogg Avenue from Main Street to Sixth Street, and Clark Avenue from Fifth Street to Main Street from 4:00 p.m. to 11:00 p.m.
- Closure of 187 metered parking spaces from 2:30 p.m. to 11:00 p.m. along the race route and suspension of parking enforcement. City staff estimates that this will result in a loss of \$130.90 to the Parking Fund
- Blanket Temporary Obstruction Permit for the closed area
- Blanket Vending License for the closed area and waiver of fee (\$50)

A finish line will be established in the 300 block of Main Street, and organizers will use a speaker system to announce race results. A race command post will be set up on Douglas Avenue. The speed of racers requires them to use the full width of the street when entering and exiting turns. However, organizers will attempt to close intersections in a way that allows vehicle traffic to turn onto adjacent streets to get past the race area.

CyRide will detour from Sixth Street to avoid the closed streets. Organizers have contacted the Main Street Cultural District (MSCD) regarding this event, and MSCD has provided a letter of support.

**RESEARCH PARK CIRCUIT RACE:**

The following day, Sunday, June 17<sup>th</sup>, races will be held from 8:00 a.m. to approximately 5:00 p.m. To facilitate this event, organizers have requested closure of the following streets from 8:00 a.m. to 5:00 p.m. the day of the event: Airport Road from University Boulevard to North Loop Drive, North Loop Drive, South Loop Drive, University Boulevard

from Airport Road to Collaboration Place, and Collaboration Place. Additionally, a blanket Temporary Obstruction Permit, blanket Vending License and waiver of fee (\$50) are also requested.

A letter of support from the ISU Research Park has been obtained for this event.

### **ISSUES FOR BOTH RACES:**

In this style of race, the riders tend to group together. Therefore, organizers will manage the street closures in a way that allows for motorists and pedestrians to cross into the center of the race area when the route is clear. The organizers have staff that is experienced in managing street closures for bicycle races.

For the ISU Research Park race, organizers will place signage well in advance of the closures warning drivers of the potential for delay, and signs warning drivers to slow as they approach the point where they will wait to be allowed through the race course. This route is longer, and so should allow more time for motorists to be let through the closures before the pack of riders approaches again.

Public Works will provide barricades and will place electronic message board signs in each area prior to the race announcing the closures (if signs are available at that time). Because of the high speeds of riders at these events and the potential for serious harm if a rider encounters a roadway defect, Public Works will modify its street-sweeping schedule to clear street debris from these routes the day prior to the race. Additionally, City staff has requested that organizers inspect the pavement along the routes in the days prior to the event and contact staff to patch any pavement defects that could cause injury to a racer.

Organizers will obtain liability insurance through USA Cycling once the event is approved by the City Council. The insurance limits proposed exceed the City's minimum requirements for special events. Additionally, City staff has asked that the participants' hold harmless waivers also include language holding the City harmless.

### **ALTERNATIVES:**

1. Approve the requests for the Ames Grand Prix on June 16-17 including waiver of blanket Vending License fees (\$100), as outlined above, contingent upon receipt of a certificate of liability insurance and reimbursement for lost parking revenue.
2. Direct staff to work with organizers to find an alternative location for this event.
3. Deny the requests.

### **MANAGER'S RECOMMENDED ACTION:**

This event is a unique opportunity to bring bicycle racing to Ames. The event proposed has the support of the Main Street Cultural District and the ISU Research Park. Organizers have experience hosting these events in the past and have taken precautions in their planning to ensure a safe, enjoyable event for the community.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving the requests for the Ames Grand Prix on June 16-17 including waiver of blanket Vending License fees (\$100), as outlined above, contingent upon receipt of a certificate of liability insurance and reimbursement for lost parking revenue.



March 14, 2018

Mayor and City Council  
City of Ames  
515 Clark Ave  
Ames, IA 50010

Dear Mayor John Haila and City Council,

The Ames Main Street Cultural District supports the closure of several streets in the Main Street Cultural District for the second annual Velo Bike Race in downtown Ames after 4pm on Saturday, June 16. Events of this nature help the MSCD achieve its vision of making downtown Ames the primary destination of Central Iowa by creating an economically vibrant district with unique living, dining, and entertainment experiences.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric Abrams".

Eric Abrams  
2018 MSCD Board President



March 8, 2018

Ames City Council  
515 Clark Avenue  
PO Box 811  
Ames, IA 50010

Dear Ames City Council:

As the Marketing Director for the Iowa State University Research Park, one of the strategic goals I have put in place is that of community engagement. We try to connect our tenants with each other and with individuals in the city, state, and country. The Park promotes interaction and activities that will build positive relationships and opportunities for collaboration.

I am writing to share my support of the Ames Grand Prix that Ames Velo brings to the community in June. It comes to downtown Ames and the ISU Research Park for two stops, one on Saturday and one on Sunday. This race is the fourth and final component of the Iowa Memorial Cup and brings in hundreds of bike racers and their families to the community. Ames Velo is excited to hold this annual event and showcase the city of Ames. They believe it has the opportunity to become a keystone event in the area for years to come, and so do I.

Community engagement is an important goal of the ISU Research Park, and with this event, our tenants and their staff will have the chance to engage in a high energy activity that involves the whole community. We will help Ames Velo by bringing in additional amenities and sponsors to make this event a success. Additionally, the race runs through the Park, showcasing our space to the community and increasing the awareness of who we are and what we do. We are excited about the opportunity to work in collaboration with Ames Velo, and are glad to support it for the second year.

Sincerely,

A handwritten signature in black ink, appearing to read "Alison Doyle", with a long horizontal line extending to the right.

Alison Doyle

April 3, 2018

Scott T. Wall  
Ames Velo Race Director  
1306 Douglas Ave.  
Ames, IA 50010

Ames City Council  
c/o Ames City Clerk  
City Hall  
515 Clark Ave.  
Ames, IA 50010

Dear Ames City Council,

I am the Race Director for the 2<sup>nd</sup> Annual Ames Grand Prix bicycle races in downtown Ames and at the ISU Research Park on June 16 and 17 promoted by the Ames Velo bicycle racing team. This year we plan to invite food vendors to the event and, at a pre-event meeting with city staff on March 20, we learned there is a \$50/day fee and that we can request a waiver for that fee.

Along with bringing bicycle racing to Ames, one of Ames Velo's goals is to give back to the community. Last year the Ames Grand Prix donated profits from the races to The TIM Foundation, a scholarship for Ames 8<sup>th</sup> Grade students to assist them in pursuing activities outside the normal curriculum (athletics, music, etc) during their high school careers. The Ames Grand Prix will be a fundraiser for The TIM Foundation again in 2018.

We request that the Ames City Council grant a blanket vending license to the 2<sup>nd</sup> Annual Ames Grand Prix on June 16 and 17 and that they waive the \$50/day vendor fees. Any money we can save on event expenses goes to a good cause benefiting local students. Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink that reads "Scott T. Wall". The signature is written in a cursive style with a large, looped "S" and "W".

Scott T. Wall



CITY OF

Ames

# SPECIAL EVENT APPLICATION

## SUMMARY OF EVENT

### DESCRIPTION

**Event Name** 2nd Annual Ames Grand Prix

#### Description

A two-day series of bicycle races in downtown Ames and at the ISU Research Park. The inaugural races were held on June 10 and 11, 2017. This year the Ames Main Street Cultural District Criterium will be Saturday late afternoon and evening, June 16, 2018 in downtown Ames and the ISU Research Park Circuit Race will be held Sunday morning and afternoon, June 17, 2018 on roads in the research park.

The June 16 criterium requires that the streets used for the race course be completely closed to parking and vehicle traffic. Vehicle and pedestrians may still cross the course to access downtown businesses and park on interior streets. The June 17 circuit race will require a partial shutdown of the streets used for the race course. Because Sunday's course is longer than Saturday's vehicles will be allowed access across or along the course when the groups of racers are on a different part of the course.

Downtown streets will be closed on Saturday, June 16 from 4:00 p.m. to 11:00 p.m. ISU Research Park roads will be closed on Sunday, June 17 from 8:00 a.m. to 5:00 p.m. though this will not be a complete closure. Event start information below is for Saturday and end information is for Sunday. Saturday's races will end at 11:00 p.m. and the streets will be re-opened immediately. Teardown should be completed by mid-night. For Sunday set-up will begin at 7:00 a.m. and racing will commence at 9:00 a.m. Roads will be closed Sunday at 8:00 a.m. re-opened immediately following the last race (approx. 5:00 p.m.). Bicycle races are run rain or shine unless conditions are patently dangerous (lightning, hail, tornadoes). Races can be postponed and/or shortened in case of bad weather but there is no alternative date for the event.

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

**Anticipated Attendance**

Total  Per Day

### DATE/TIME

<b>Setup</b>	Date <input type="text" value="06/16/2018"/>	Time <input type="text" value="2:30 p.m."/>	Day of Week <input type="text" value="Saturday"/>
<b>Event Starts</b>	Date <input type="text" value="06/16/2018"/>	Time <input type="text" value="5:15 p.m."/>	Day of Week <input type="text" value="Saturday"/>
<b>Event Ends</b>	Date <input type="text" value="06/17/2018"/>	Time <input type="text" value="5:00 p.m."/>	Day of Week <input type="text" value="Sunday"/>
<b>Teardown Complete</b>	Date <input type="text" value="06/17/2018"/>	Time <input type="text" value="6:00 p.m."/>	Day of Week <input type="text" value="Sunday"/>

**Rain Date, if applicable**

**Rain Location, if applicable**

## LOCATION

### Region

(Select one or more)

Main Street Cultural District (Downtown)

Campustown District

Iowa State University Property

City Parks

Other (please explain)

**Please note** that events occurring in the Downtown, Campustown, in City parks, or on ISU property require prior approvals. A letter of support will be required from CAA if the event occurs in Campustown or from MSCD if the event occurs in Downtown. Please contact the appropriate office well in advance:

Downtown - Main Street Cultural District: (515) 233-3472

Campustown - Campustown Action Association: (515) 450-8771

Iowa State University - Events Authorization Committee: (515) 294-1437

events@amesdowntown.org

director@amescampustown.com

eventauthorization@iastate.edu

## CONTACTS

### Host Organization

### Local Contact (Required)

#### Name

#### Address

#### Telephone

#### Cell Phone

#### Email

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

### Yes No

Is this an annual event? How many years have you been holding this event? \_

Is this event open to the public?

Is your event being held in conjunction with another event (e.g. *Farmers' Market, 4th of July*, etc.)?

If yes, please list

2018 will be the second year for this event. It is open to anyone holding a bicycle racing license from USA Cycling, the governing body for bicycle races in the United States. Anyone wishing to compete can purchase a one-day racing license during the event.

**COUNCIL ACTION FORM**

**SUBJECT: REQUESTS FOR FLATHEAD REUNION CAR SHOW**

**BACKGROUND:**

The Early Times Chapter (ETC) of the Pontiac Oakland Club International (P.O.C.I.) has proposed hosting its annual Flathead Reunion Car Show in the 400 Block of Douglas Avenue from 8:30 a.m. to 3:00 p.m. on Saturday, September 8<sup>th</sup>. This annual event has been held in various cities across the U.S. over the past twelve years. The event will showcase forty 1926 – 1954 Pontiac cars. Organizers are anticipating more than 500 individuals to attend throughout the day.

To facilitate this event, organizers are requesting the following from 7:30 a.m. to 3:15 p.m. on Saturday, September 8<sup>th</sup>:

- Closure of the 400 Block of Douglas Avenue and a Temporary Obstruction Permit for the closed area
- Closure of 18 metered parking spaces on the 400 block of Douglas Avenue (\$22.50 loss to the Parking Fund using FY 2017/18 meter rates)

Although the City Council has expressed its intent to establish new parking meter rates starting in July, that decision has not yet been finalized. Therefore, the estimated lost parking meter revenue is based on the FY 2017/18 metered parking rates for the downtown area. The Main Street Cultural District has provided a letter of support for the event.

**ALTERNATIVES:**

1. Approve the requests for the Flathead Reunion Car Show on September 8<sup>th</sup> as outlined above.
2. Direct staff to work with organizers to find an alternative location for this event.
3. Deny the requests.

**MANAGER'S RECOMMENDED ACTION:**

This event brings vibrancy and visitors to the downtown. The event furthers the City Council's goal to strengthen the downtown.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving the requests for the Flathead Reunion Car Show on September 8<sup>th</sup> as outlined above.



March 14, 2018

Mayor and City Council  
City of Ames  
515 Clark Ave  
Ames, IA 50010

Dear Mayor John Haila and City Council,

The Ames Main Street Cultural District supports the closure of the 400 block of Douglas in the Main Street Cultural District for the Flathead Reunion Car Show on Saturday, September 8. Events of this nature help the MSCD achieve its vision of making downtown Ames the primary destination of Central Iowa by creating an economically vibrant district with unique living, dining, and entertainment experiences.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric Abrams".

Eric Abrams  
2018 MSCD Board President



## SUMMARY OF EVENT

### DESCRIPTION

Event Name Flathead Reunion (Pontiac ~~Car Show~~ Car Show)

Description

1926-1954 Pontiac Car Show hosted by Early Times Chapter of P.O.C.I. 40 cars on display in the 400 Block of Douglas on Sept 8, 2018 - 8:30 Am - 3pm

Event Category

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

Anticipated Attendance

Total 500 + Per Day \_\_\_\_\_

### DATE/TIME

Setup Date ~~9/8~~ 9/8/2018 Time 7:30 Am Day of Week Saturday

Event Starts Date 9/8/2018 Time 8:30 Am Day of Week Saturday

Event Ends Date 9/8/2018 Time 3 pm Day of Week Saturday

Teardown Complete Date 9/8/2018 Time 3:15pm Day of Week Saturday

Rain Date, if applicable \_\_\_\_\_

Rain Location, if applicable N/A



**LOCATION**

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

**Please note** that events occurring in the Downtown, Campustown, in City parks, or on ISU property require prior approvals. A letter of support will be required from CAA if the event occurs in Campustown or from MSCD if the event occurs in Downtown. Please contact the appropriate office well in advance:

Downtown - Main Street Cultural District: (515) 233-3472      events@amesdowntown.org  
Campustown - Campustown Action Association: (515) 450-8771      director@amescampustown.com  
Iowa State University - Events Authorization Committee: (515) 294-1437      eventauthorization@iastate.edu

**CONTACTS**

**Host Organization** Early Times Chapter of P.O.C.I

**Local Contact** (Required)      **Name** Kurt Nelsey

**Address** 14083 P Ave Iowa Falls, SD 126

**Telephone** 641-648-9086

**Cell Phone** 641-640-0080

**Email** nelsey@prairie.net.net

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

**Yes No**

- Is this an annual event? How many years have you been holding this event? -in various locations for 12 years
- Is this event open to the public?
- Is your event being held in conjunction with another event (e.g. Farmers' Market, 4th of July, etc.)?

If yes, please list

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION APPROVING AND ADOPTING  
SUPPLEMENT NO. 2018-2 TO THE AMES MUNICIPAL CODE**

BE IT RESOLVED, by the City Council for the City of Ames, Iowa, that in accordance with the provisions of Section 380.8 Code of Iowa, a compilation of ordinances and amendments enacted subsequent to the adoption of the Ames Municipal Code shall be and the same is hereby approved and adopted, under date of April 1, 2018, as Supplement No. 2018-2 to the Ames Municipal Code.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 201\_.

\_\_\_\_\_  
John A. Haila, Mayor

Attest:

\_\_\_\_\_  
Diane R. Voss, City Clerk

**COUNCIL ACTION FORM**

**SUBJECT: HOUSEHOLD HAZARDOUS MATERIALS COLLECTION**

**BACKGROUND:**

Since 1998, the City of Ames, through the Resource Recovery System, has contracted with Metro Waste Authority (MWA) for operation of a satellite Household Hazardous Materials (HHM) collection operation. The MWA owns the small building where the collected materials are received and stored for pick-up. The collected materials are then transported to MWA's facility in Bondurant, Iowa, and are safely processed in accordance with State and Federal regulations. Resource Recovery staff members receive HHM handling training and work with the customers when they make appointments to drop-off HHM.

Several agencies across Iowa are participating in this program to keep costs at a reasonable level. The 2013 to 2017 contract cost was \$0.87 per capita or a total of \$76,431.24 annually. The proposed three-year contract continues at a new rate of \$0.92, for a total cost of \$80,823.84.

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

<u>YEAR</u>	<u>CUSTOMERS</u>	<u>TOTAL WEIGHT (LBS)</u>	<u>LBS/CUSTOMER</u>	<u>\$/CUSTOMER</u>
2015	407	22,832	56.10	\$187.79
2016	440	22,374	50.85	\$173.70
2017	428	25,260	59.02	\$178.57

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

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

**ALTERNATIVES:**

1. Approve the proposed 2018-2021 intergovernmental agreement with MWA for a satellite HHM collection and disposal operation at an annual cost of \$80,823.84.
2. Do not approve the proposed agreement.

**MANAGER’S RECOMMENDED ACTION:**

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

Therefore, it is the recommendation of the City Manger that the City Council adopt Alternative No. 1, thereby approving the proposed 2018–2021 intergovernmental agreement with MWA for a satellite HHM collection and disposal operation at an annual cost of \$80,823.84.

**COUNCIL ACTION FORM**

**SUBJECT: CONTRACT RENEWAL FOR RESOURCE RECOVERY PLANT HAULING AND RELATED SERVICES TO BOONE COUNTY LANDFILL**

**BACKGROUND:**

On April 22, 2014 Council awarded a contract to Waste Management of Ames for hauling and related services for the Resource Recovery Plant during FY 2014/15. This bid has four optional extension periods, contingent upon approval of funding by Council. The period from July 1, 2018, through June 30, 2019, will be the fourth and final optional extension period. The approved FY 2018/19 budget includes \$287,625 for this service.

This contract includes furnishing container services and hauling materials from the Resource Recovery Plant to the Boone County Landfill. Materials hauled under this contract are those that cannot be processed into fuel by the Resource Recovery Plant.

The contract is based on a per-mile per-ton bid amount and a round trip distance to the Boone County Landfill of 36 miles. There is a provision in the contract to allow longer hauls, up to 120 miles round trip, as well as a provision to cancel the contract if this type of service is no longer needed because of a change in disposal procedures.

The base bid price of \$0.3941 per mile per ton is adjustable for each extension period by up to 10% based on fuel costs, using the diesel fuel price index as determined by the IDOT on the March 1 preceding the renewal.

The original base bid price of \$0.3941 per mile per ton translated to \$14.19 per ton for a round trip to the Boone County Landfill, and the adjusted price for FY 2017/18 is \$13.52 per ton. Under the contract adjustment clause, the contract price for FY 2018/19 will decrease to \$0.3795 per mile per ton, decreasing the cost for a round trip to the Boone County Landfill to \$13.66 per ton.

The total cost of this contact is dependent on tonnage hauled. The budgeted amount will haul approximately 21,056 tons. If tonnage exceeds this amount, the budget will be amended at the appropriate time.

**ALTERNATIVES:**

1. Approve the renewal option for FY 2018/19 for the Resource Recovery Plant's hauling and related services contract to Waste Management of Ames in the amount of \$0.3795 per mile per ton.
2. Reject the renewal option and re-bid for hauling and related services.

**CITY MANAGER'S RECOMMENDED ACTION:**

Landfill hauling and related services are an important part of our Resource Recovery Plant's operations, and the bidding process has identified the lowest evaluated price.

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

**Ames Public Art Commission****NEIGHBORHOOD ART ACQUISITION**

April 10, 2018

Included in the Public Art Commission's 2017/18 adjusted budget is a \$26,500 budget allocation for the acquisition of sculptures under the Neighborhood Art program (\$13,500 budgeted and \$13,000 carry over from FY17). This program provides for sculptures from the previous year's Ames Annual Outdoor Sculpture Exhibition (AAOSE) to be purchased and placed in neighborhoods around the City. Including the four sculptures approved by Council on March 6, \$20,477 has been spent from this account, leaving an available balance of \$6,023.

As was noted on March 6, the Public Art Commission is now recommending that Council authorize the purchase of one additional sculpture.

During the 2017-2018 exhibition year, **Balance** was on display outside the northeast corner of the Ames Public Library. At the Public Art Commission's request, it is now recommended that this steel sculpture by Steve Olszewski of Pinckney, MI be acquired for \$8,500. It is recommended that the sculpture continue to be displayed at the Library location until such time that the Library Board or the Public Art Commission recommend relocation.



Since the Neighborhood Art account within the Public Art Commission's budget could not cover the entire purchase price for Balance, the Commission has reallocated funding from several of its smaller operating accounts to cover the full price.

The Public Art Commission feels that this acquisition will be a memorable addition to the City's public art collection.

**COUNCIL ACTION FORM**

**SUBJECT: STAFFING AUTHORIZATION TO INCREASE 0.75 FTE CUSTOMER SERVICES CLERK TO FULL TIME**

**BACKGROUND:**

Changes to the City Council-authorized staffing level are usually presented for Council consideration during the annual budget process. However, staff reviews positions as openings occur and may recommend changes to best meet our citizens' service level needs. With the retirement of a Utility Customer Services Clerk, a review was done and a recommendation is now being made to increase that position from .75 Full-Time Equivalent (FTE) to 1.0 FTE.

The primary purpose for this proposed change is to maintain customer service levels to a growing utility customer base. The Utility Customer Services Division currently has 2.75 FTEs as Grade 56 Utility Customer Services Clerks. The FTE level for this position was reduced from 3.00 FTEs in 2004 when a decision was made to contract out the printing of utility bills. The 0.25 FTE reduction was based on time required to prepare bills for mailing. Since that time, there has been a large increase in the number of utility accounts, reflected in a 26% increase in meter reads per day, a 17% increase in phone calls answered per day, and a 55% increase in work orders processed per day. This is reflective of both residential and commercial growth in the city and the growth in ISU and shift of student housing to apartments.

The Utility Customer Service Division has been well supported by Council in funding of improvements in technology that have helped to meet the increased service demand, but certain tasks, such as answering phones and emails, require increased staffing as our account base continues to grow. Some areas of service such as handling of delinquent accounts require personal interaction and are important to be handled well both from a customer service perspective and to assure fair and predictable funding of our utilities. Additionally, the 0.75 FTE position has experienced considerable turnover, primarily as the employees in the position have applied for and been selected for full-time positions in the City.

With the retirement of the Utility Account Services Clerk, we are currently in the process of establishing a Civil Service list to fill an open position. We are recommending that the 0.75 FTE Utility Account Services Clerk be increased to a full-time position and that we fill the position by selecting two candidates from the civil service list.

**Budget Impact**

For the current year (FY 17/18), staff expects no budget impact, as savings during the



time the position is open and lower pay for the new employee will offset the increased cost for an additional 0.25 FTE. The recently adopted FY 18/19 budget was prepared assuming the status quo. With the increase in 0.25 FTE and new hires at the lower end of the pay range, the impact on the FY 18/19 budget will be a savings of between \$2,500 and \$8,500, depending on health insurance selected. Total cost over the long-term will be higher with an increase in FTEs, but the budget adopted by Council in March is more than adequate to cover the increase of a 0.25 FTE. Staff also anticipates some decrease in overtime costs.

### **Customer Service Impact**

The addition of a 0.25 FTE will provide an additional 480 hours of service to customers over the course of the year. Also, if staff is able to select two employees from the Civil Service list, employees can be in place and basic training completed prior to the busy season of apartment rental turnover.

### **ALTERNATIVES:**

1. Authorize an immediate 0.25 FTE increase in the Finance Department Utility Customer Services Clerk staff.
2. Do not authorize an FTE increase.

### **MANAGER'S RECOMMENDED ACTION:**

The increase of 0.25 FTE in the Utility Customer Services Clerk position will allow the Finance Department to better serve its growing utility customer base with no impact on the current or next year budgets.

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

**COUNCIL ACTION FORM**

**SUBJECT: PRELIMINARY PLANS AND SPECIFICATIONS FOR TOP-O-HOLLOW SUBSTATION EXPANSION**

**BACKGROUND:**

This project will convert the existing single underground 69kV transmission tap connection at the Top-O-Hollow substation to a more reliable dual-source transmission connection, including the necessary relaying and breakers for high-speed line and transformer protection. The scope of this project includes the replacement and expansion of the existing 13.8kV metalclad switchgear to provide the addition of a main breaker and replacement of obsolete airblast breakers and electromechanical relays with vacuum-interrupter breakers, microprocessor-based relaying equipment, the addition of 69kV line breakers and the addition of a 13.8kV Capacitor Bank for power factor correction.

**This portion of the project is to contract for construction services to complete the substation expansion. The Engineer's estimate of the cost of the construction is \$1,620,000.**

The approved FY 2017/18 CIP for Electric Services includes \$1,950,000 for construction under the Top-O-Hollow Substation Expansion and Breaker Addition project. Iowa State University's (ISU) will also provide funding for this project. ISU's share of the project is based on a load-ratio-share of the 69kV portion of this project at the time of implementation. For budgetary purposes, staff is assuming the ISU load ratio share to be 7% of the total project cost.

Originally this project was budgeted to provide overhead transmission lines from the substation. After review of the location, discussions with neighboring residents, and for increased reliability, staff determined that the lines leaving the substation should be installed underground. Underground lines will allow the substation design to be more compact and eliminate the need to build a storm water retention pond on the site.

To cover the new engineer's estimate including the underground connection, unspent funds from three other current or recent CIP projects are being moved to this project. These include \$800,000 from Transmission Reconstruction, \$332,652 from 69kV Switchyard Relay, and \$271,843 from Street Lights, for a total of \$1,404,495. These funding transfers are being included in the FY 2017/18 final amendments which will be presented to Council in May.

A table showing the current project budget together with expenditures is included at the end of this Council Action Form.

**ALTERNATIVES:**

1. Approve the plans and specifications for Top-O-Hollow Substation Expansion and set April 25, 2018, as the bid due date and May 8, 2018, as the date of hearing and award of contract.
2. Do not approve the plans and specifications at this time.

**CITY MANAGER'S RECOMMENDED ACTION:**

This project will improve reliability of the 69kV transmission system, improve service to the customers served by this substation, improve worker safety, and provide improved protection to electrical assets from fault damage.

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

To date the Top-O-Hollow CIP project budget has the following items encumbered:

<b>\$1,950,000</b>	FY 2017/18 CIP amount budgeted for construction
<b><u>\$1,404,495</u></b>	Additional funds transferred from budgeted CIP funds for 69kV Transmission Reconstruction (\$800,000), Street Light (\$271,843) and 69kV Switchyard Relay & Controls (\$332,652)
<b>\$3,354,495</b>	
	<u>H K Scholz</u>
\$599,231	Actual cost for switchgear and control panels
	<u>RESCO</u>
\$35,755.07	69kV Switches
\$27,895.27	Instrument Transformers
\$6,530.58	69kV Switches
	<u>Kriz-Davis Co. – BSE</u>
\$42,003.18	Steel Structures
	<u>Siemens Industry, Inc</u>
\$150,442	(2) 69kV Breakers (on this current Council agenda for approval of award)
	<u>Controllix Corporation</u>
\$104,748.35	(1) 13.8kV Cap Bank (on this current Council agenda for approval of award)
	<u>To Be Determined</u>
<b><u>\$1,620,000</u></b>	<b>*Estimated cost for construction (pending Council approval of plans &amp; specs for this agenda item)</b>
\$2,586,605.45	Costs committed to date for project
<b>\$767,890</b>	<b>Remaining Project Balance</b> for the CIP Project.

**COUNCIL ACTION FORM**

**SUBJECT: ELECTRICAL MAINTENANCE SERVICES CONTRACT FOR POWER PLANT**

**BACKGROUND:**

Electric Services' two high-pressure steam turbine electric generating units within the Power Plant are referred to as Unit No. 7 and Unit No. 8. These units require regular professional maintenance and repair. This consists of emergency service, as well as regularly planned repairs and services during scheduled outages. The repair of these generating units requires professional trade crafts such as boilermakers, electricians/control techs, steam/pipe fitters, and millwrights, to list a few. The units operate under environmental conditions with high heat and high pressure.

Due to these operational conditions, numerous circuit breakers, relays and electrical circuits are necessary to safely and reliably operate the Power Plant. All of this equipment must be professionally maintained, serviced, adjusted, repaired, and rebuilt. Specially trained personnel perform this work.

The City currently has an annual renewable contract in place with Tri-City Electric Company of Iowa for these services. **Staff recommends that the existing contract not be renewed, but that these services be rebid with a goal to obtain more competitive bids.**

**Staff recommends that these services continue to be outsourced on an annual renewable contract basis.** The benefits of having a contract for these services in place include the following:

- 1) Consistency of work and quality from a single contractor.
- 2) Reduction in the City's exposure to market forces regarding prices and availability for labor, travel, and supplies in preparation for a scheduled outage.
- 3) Rapid contractor mobilization to start emergency repairs, thus reducing generation downtime.
- 4) Saved City staff time obtaining quotes, evaluating bids and preparing specifications and other procurement documentation.

The approved FY 2018/19 operating budget for Electric Production includes \$135,000 for relay and breaker maintenance. Invoices will be based on contract rates for time and materials for services actually received.

**ALTERNATIVES:**

1. Approve preliminary plans and specifications for the Electrical Maintenance Services Contract for Power Plant, and set May 9, 2018 as the due date for bids and May 22, 2018 as the date of public hearing and award of contract.
2. Direct staff to renew the contract with the existing contractor.
3. Purchase electrical maintenance services on an as-needed basis.

**CITY MANAGER'S RECOMMENDED ACTION:**

This work is necessary to properly maintain relays, circuit breakers and electrical circuits and to carry out emergency and scheduled repairs resulting from equipment failures. This contract would establish rates for service and provide for guaranteed availability, thereby setting in place known rates for service and controlling the Plant's costs. Rebidding these services at this time will hopefully secure more competitive bids.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as stated above.

**COUNCIL ACTION FORM**

**SUBJECT: POWER PLANT SPECIALIZED WET DRY VACUUM, HYDRO BLAST AND RELATED CLEANING SERVICES CONTRACT**

**BACKGROUND:**

The Power Plant's two gas-fired, high-pressure steam generation units are referred to as Units No. 7 and 8. These units require regular professional maintenance and repair. This consists of emergency service, as well as regularly scheduled planned repairs and services during scheduled outages. The cleaning and special preparation of the boiler surfaces on these generation units requires professional tradecrafts and maintenance experts. Both units operate under environmental conditions with high heat and high pressure, resulting in slag and other industrial debris coating the boiler and other plant equipment surfaces. Prior to repair and maintenance work, it is necessary to have the surfaces professionally cleaned using high-pressure water jets and vacuums.

In order to clean the surfaces, outside contractors are used who can provide mobile high pressure generator trucks with hoses and lances to cut through and wash away the industrial debris coatings. These same companies have the industrial vacuum trucks that can accumulate and contain this industrial debris for proper disposal. The goal of this contract is to meet these requirements in the most economical manner.

The City currently has an annual renewable contract in place with Clean Harbors Environmental Services, Inc. for these services. **Staff recommends that the existing contract not be renewed.** This company was recently unable to perform condensor cleaning in Unit No. 8 due to some policies that would not allow their crew to perform the needed confined space cleaning. As a result, the Power Plant was forced to have another company come in and perform the needed cleaning. The Power Plant needs a cleaning company that will be able to perform all of the needed cleaning.

Staff recommends that these services continue to be outsourced on an annual renewable contract basis. The benefits of having a contract for these services in place include the following:

- 1) Consistency of work and quality from a single contractor.
- 2) Reduction in the City's exposure to market forces regarding prices and availability for labor, travel, and supplies in preparation for a scheduled outage.
- 3) Rapid contractor mobilization to start emergency repairs, thus reducing generation downtime.
- 4) Saved City staff time obtaining quotes, evaluating bids and preparing specifications and other procurement documentation.

The approved FY2018/19 Power Plant operating budget includes \$120,000 for miscellaneous services to be performed under this contract. Invoices will be based on contract rates for time and materials for services actually received.

**ALTERNATIVES:**

1. Approve preliminary plans and specifications for the Specialized Wet Dry Vacuum, Hydro Blast, and Related Cleaning Services contract, and set May 9, 2018 as the due date for bids and May 22, 2018 as the date of public hearing and award of contract.
2. Direct staff to renew the contract with the existing contractor.
3. Purchase these services on an as-needed basis.

**MANAGER'S RECOMMENDED ACTION:**

This work is necessary to ensure that a qualified professional firm will respond to both scheduled and emergency needs for these specialized cleaning services, and will also control costs by having established billing rates.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as stated above.



**COUNCIL ACTION FORM**

**SUBJECT: POWER PLANT MOTOR REPAIR CONTRACT**

**BACKGROUND:**

The City's Power Plant has two natural gas-fired, high-pressure steam turbine electric generating units which are referred to as Units No. 7 and 8. These units require regular professional maintenance and repair. This consists of regularly planned repairs and services during scheduled outages, as well as emergency service. The repair of these generating units requires professional trade crafts such as boilermakers, electricians/control technicians, steam/pipe fitters, and millwrights, to list a few. The units operate under environmental conditions with high heat and high pressure.

Due to these operational conditions, numerous motors are necessary to safely and reliably operate the Power Plant. All of this equipment must be professionally maintained, serviced, adjusted, repaired, and rebuilt. Rather than bid and get prices for this work multiple times per year with the inconsistency of work and quality as different vendors participate, this work is outsourced on an annual renewable contract basis.

The City currently has an annual renewable contract in place for these services. This contract is in the final year and expires on June 30, 2018.

**Staff recommends that these services continue to be outsourced on an annual renewable contract basis.** The benefits of having a contract for these services in place include the following:

- 1) Consistency of work and quality from a single contractor.
- 2) Reduction in the City's exposure to market forces regarding prices and availability for labor, travel, and supplies in preparation for a scheduled outage.
- 3) Rapid contractor mobilization to start emergency repairs, thus reducing generation downtime.
- 4) Saved City staff time obtaining quotes, evaluating bids and preparing specifications and other procurement documentation.

The approved FY2018/19 Power Plant operating budget includes \$90,000 for this contract. Payments would be calculated on unit prices bid and actual work performed, up to the available budget amount.

**ALTERNATIVES:**

1. Approve preliminary plans and specifications for the Motor Repair Contract for Power Plant, and set May 10, 2018 as the due date for bids and May 22, 2018 as the date of public hearing and award of contract.

2. Purchase motor maintenance services on an as-needed basis.

**CITY MANAGER'S RECOMMENDED ACTION:**

This contract is necessary to properly maintain motors and to carry out emergency and scheduled repairs resulting from equipment failures. This contract should achieve a consistent, high quality diagnosis, repair and/or overhaul of a motor, and to return it to good operating condition with a minimum of delay and cost.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as stated above.

**COUNCIL ACTION FORM**

**SUBJECT: FLEET REPLACEMENT PROGRAM – SINGLE AXLE CHASSIS FOR UTILITY MAINTENANCE**

**BACKGROUND:**

The City has one service truck, with crane, operated by Public Works for maintenance of the underground water and sanitary sewer systems. This truck is used to lift larger items like manhole covers, large pipes, and hydrants. This essential unit is due for replacement in the 2017/18 fiscal year. At the February 27, 2018 City Council meeting, Council awarded a contract to Hawkeye Truck Equipment of Des Moines to provide and install a utility body, crane, and accessories on a City-provided chassis. Bids were taken for the chassis from the vendors listed below.

BIDDERS	MAKE	MODEL	YEAR	TOTAL FOR ONE CHASSIS WITH CAB
O'Halloran's International of Altoona, Iowa	International	Work Star	2019	\$68,373
Harrison Truck Center of Altoona, IA	Freightliner	M2-106	2019	\$69,730
<b>O'Halloran's International of Altoona, Iowa</b>	<b>International</b>	<b>Work Star SFA</b>	<b>2019</b>	<b>\$70,145</b>
I-State Truck Center Sioux City, IA	Freightliner	M2-106	2019	\$70,474
Quad-City Peterbilt, Inc. Davenport, IA	Peterbilt	337	2019	\$75,450
Peterbilt of Des Moines, IA	Peterbilt	337	2019	\$76,149

The two lowest bidders proposed exhaust systems that are not acceptable (horizontal versus vertical). The third low bid for \$70,145 from O'Halloran International, Inc., meets the City's required specifications and is an acceptable bid.

The combined bid from Hawkeye Truck Equipment with the chassis from O'Halloran's International is as follows:

Upfitting of Chassis by Hawkeye Truck Equipment of DM	\$103,550
<u>Purchase price for one tandem chassis from O'Halloran</u>	<u>\$ 70,145</u>
<b>Total Cost</b>	<b>\$173,695</b>

**Funding is available for this purchase as follows:**

Existing Truck #341 Replacement Funds	(4/1/18)	\$ 178,214
Salvage Value of equipment being replaced		\$ 10,000
<b>Available Funding</b>		<b>\$ 188,214</b>

**ALTERNATIVES:**

1. Award a contract to O'Halloran International, Inc. of Altoona, as the acceptable low bidder for the purchase of one International chassis in the amount of \$70,145.
2. Reject these bids.

**CITY MANAGER'S RECOMMENDED ACTION:**

Staff from Fleet Services and Public Works have thoroughly evaluated these bids and agree that purchasing the recommended chassis will meet the needs of the department.

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

**COUNCIL ACTION FORM****SUBJECT: CITY HALL COOLING TOWER REPLACEMENT****BACKGROUND:**

The City Hall HVAC system uses two cooling towers as part of the air conditioning process. The existing cooling towers are 16 years old and are in need of major repairs. During development of the FY 2017/18 adjusted budget, \$230,000 in one-time savings in the General Fund was redirected to replace these cooling towers.

Because the same model of cooling tower is still available, this project involves a like-for-like replacement. Since no modifications are needed to replace the equipment, no design documents are required. On March 26, 2018, an invitation to bid was issued for the project. On April 2, 2018, one bid was received as follows:

Bidders	Two new cooling towers including removal of old units	Option: Chemical feeding system for water treatment	Total Cost
Sys-Kool, Omaha, NE	\$166,710	\$28,500	\$195,210

**Sys-Kool is the regional vendor for this model of cooling tower. No other vendor can provide the exact model specified in the bid. The total cost of furnishing two new units, including the chemical feeding system, and removing the old units would be \$195,210. Although Sys-Kool would furnish the units, staff will need to contract with another vendor to complete the connections to the existing HVAC system. Staff anticipates this additional cost to be less than \$5,000. In total, the \$230,000 in appropriated funding should be sufficient for the complete project.**

**ALTERNATIVES:**

1. Award the replacement of the two City Hall cooling towers to Sys-Kool, of Omaha, NE, including the option for the chemical feeding system in the amount of \$195,210.
2. Reject the bids.

**CITY MANAGER'S RECOMMENDED ACTION:**

Replacing the cooling towers the City will avoid high maintenance costs for older equipment and reduce chemical treatment costs. The new units are expected to provide reliable service to cool City Hall. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.



CITY OF  
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# MEMO

**To:** Mayor and Members of the City Council

**From:** City Clerk's Office

**Date:** April 10, 2018

**Subject:** Contract and Bond Approval

There are no Council Action Forms for Item Nos. 24 through 26.  
Council approval of the contract and bond for these projects is simply fulfilling a  
*State Code* requirement.

/jr

**COUNCIL ACTION FORM**

**SUBJECT: 2015/16 & 2016/17 SEAL COAT STREET PAVEMENT IMPROVEMENTS (E. 14<sup>TH</sup> STREET, GABLE LANE, S. 2<sup>ND</sup> STREET, S. MAPLE AVENUE)**

**BACKGROUND:**

The Seal Coat Street Pavement Improvements is the annual program for removal of built-up seal coat from streets with asphalt surface. This resurfacing process results in better riding surfaces, increased safety with improved surface texture, and increased life expectancy of streets. Complete removal of this built-up seal coat allows for repair to curb and gutter and placement of 4" of asphalt surface.

**The locations for this project included E. 14th Street (Duff Avenue to Meadowlane Avenue), Gable Lane (Ash Avenue to Gray Avenue), S. 2nd Street (S. Hazel Avenue to S. Oak Avenue), and S. Maple Avenue (S. 2nd Street to Lincoln Way).**

On March 28, 2017 City Council awarded this project to Manatts Inc. of Ames, Iowa in the amount of \$1,341,472.79. A total of two change orders have been approved for this project. Change Order No. 1, in the amount of \$8,018.05, was to replace PCC pavement at the intersection of S. Maple Avenue and S. 4<sup>th</sup> Street. Change Order No. 2 (Balancing) was approved by City Council on January 9, 2018 for a savings of \$53,553.90. **Construction was completed in the amount of \$1,295,936.94.** Revenue and expenses for the project are summarized below:

<b><i>Program Funding Summary</i></b>		E. 14th, Gable, S. 2nd, S. Maple
2015/16 & 2016/17 Seal Coat Street Pavement Improvements		
G.O. Bonds	\$	328,302.00
Road Use Tax Funds	\$	714,993.00
2013/14 Storm Sewer Improvements		
Storm Sewer Utility Fund	\$	100,000.00
2016/17 Water System Improvements		
Water Utility Fund	\$	190,000.00
2015/16 Neighborhood Curb Replacement		
Road Use Tax Funds	\$	75,000.00
2016/17 Neighborhood Curb Replacement		
Road Use Tax Funds	\$	75,000.00
2017/18 Neighborhood Curb Replacement		
Road Use Tax Funds	\$	75,000.00
<b>Total Funding</b>		<b>\$ 1,558,295.00</b>

<b><i>Program Expense Summary</i></b>	
Engineering & Contract Administration	\$ 200,000.00
Base Bid + Alternate 1 Construction Costs	\$ 1,295,936.94
<b>Total Expenses</b>	
<b>\$ 1,495,936.94</b>	

Remaining Road Use Tax funds from this project will be utilized for additional eligible projects.

**ALTERNATIVES:**

1. Accept the 2015/16 & 2016/17 Seal Coat Street Pavement Improvements (E. 14<sup>th</sup> Street, Gable Lane, S. 2<sup>nd</sup> Street, S. Maple Ave) project as completed by Manatts Inc. of Ames, Iowa, in the amount of \$1,295,936.94.
2. Direct staff to pursue modifications to the project.

**CITY MANAGER'S RECOMMENDED ACTION:**

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



**COUNCIL ACTION FORM**

**SUBJECT: 2016/17 WATER SYSTEM IMPROVEMENTS PROGRAM #1 – WATER SERVICE TRANSFER (8<sup>TH</sup> STREET, HAYWARD AVENUE, LITTLE STREET)**

**BACKGROUND:**

The Capital Improvement Plan's Water System Improvements Program provides for replacing water mains in areas that are experiencing rusty water problems. It also provides for installing larger distribution mains in areas that have a high concentration of 4" supply lines, transferring water services from 4" water mains in streets where larger water mains exist, and abandoning 4" water mains. Eliminating duplicate water mains, where possible, improves water flow and helps reduce rusty water. Installing larger distribution lines in areas that have a high concentration of 4" supply lines and less than desirable fire-fighting capacity (predominantly in the older areas of the community) provides larger supply quantities in relation to the current and proposed land uses, in accordance with the Land Use Policy Plan.

**This specific project is for water service transfers on 8<sup>th</sup> Street (Northwestern Avenue to Duff Avenue), Hayward Avenue (Knapp Street to Storm Street), and Little Street (Hayward Avenue to Welch Avenue).**

On January 24, 2017 City Council awarded this project to Ames Trenching of Ames, Iowa in the amount of \$422,737. A total of three change orders have been approved for this project. Change Order No. 1, in the amount of \$18,500, covered internal plumbing updates that were required in order to connect the new water service lines to existing interior plumbing. Change Order No. 2, in the amount of \$24,000, adjusted the quantity of water service restorations that were required for the project. Change Order No. 3 (balancing final project quantities) was approved by City Council on December 19, 2017 in the amount of \$20,713.05. **Construction was completed in the amount of \$485,950.05.**

Revenue and expenses for this project are summarized below:

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***Program Funding Summary***

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2016/17 Water System Improvements - Overall Program

Water Utility Fund \$ 1,300,000.00

Previous Program Savings \$ 25,947.00

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Total Funding **\$ 1,325,947.00**

***Program Expense Summary***

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**Program #1 - Water Service Transfer**

**Construction \$ 485,950.05**

**Engineering & Contract Administration \$ 75,000.00**

**Project Total \$ 560,950.05**

Program #2-Water Main Replacement-**Separate Contract**

Construction \$ 595,705.00

Engineering & Contract Administration \$ 147,410.94

Project Total \$ 743,115.94

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Total Program Expenses **\$ 1,304,065.99**

**ALTERNATIVES:**

1. Accept the 2016/17 Water System Improvements Program #1 – Water Service Transfer (8<sup>th</sup> Street, Hayward Avenue, Little Street) project as completed by Ames Trenching of Ames, Iowa, in the amount of \$485,950.05.
2. Direct staff to pursue modifications to the project.

**CITY MANAGER'S RECOMMENDED ACTION:**

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

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 1404 BOSTON AVENUE AND 2230 PHILADELPHIA STREET**

**BACKGROUND:**

The City's subdivision regulations are found in Chapter 23 of the Ames Municipal Code. These regulations include the process for creating or modifying property boundaries and for determining if any improvements are required in conjunction with the platting of property. The regulations also describe the process for combining existing platted lots or adjusting the boundary lines of existing tracts. Section 23.308 allows the use of a plat of survey for a boundary line adjustment.

**This plat of survey combines two platted lots into a single parcel.** 1404 Boston Avenue (Lot 7, Eastgate Subdivision) is the Pizza Ranch restaurant and 2230 Philadelphia Street (Lot 6, Eastgate Subdivision) is the adjacent parking lot (see Attachment A). The two lots are being combined to meet a zoning requirement that all the required parking for a particular use be accommodated on that same lot. Pizza Ranch recently completed an addition necessitating this additional parking.

The plat of survey does not trigger any new infrastructure or frontage improvements as there are no missing gaps in required infrastructure along the site's frontage.

Approval of this plat of survey (Attachment B) will allow the applicant to prepare the official plat of survey and submit it to the Planning and Housing Director for review. The Director will sign the plat of survey confirming that it fully conforms to all conditions of approval. The prepared plat of survey may then be signed by the surveyor, who will submit it for recording in the office of the County Recorder.

**ALTERNATIVES:**

1. The City Council can approve the proposed plat of survey consistent with the boundary line adjustment standards of Chapter 23.
2. The City Council can deny the proposed plat of survey if the City Council finds that the requirements for plats of survey as described in Section 23.308 have not been satisfied.
3. The City Council can refer this back to staff and/or the owner for additional information.

**CITY MANAGER'S RECOMMENDED ACTION:**

Staff has determined that the proposed plat of survey satisfies all Code requirements for the consolidation of the properties for the boundary line adjustment and has made a preliminary decision of approval. Staff has also determined that the proposed plat of

survey for a boundary line adjustment does not trigger City infrastructure requirements as defined within the Subdivision Code.

**Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby adopting the resolution approving the proposed plat of survey.**

**ADDENDUM**

**PLAT OF SURVEY FOR 1404 BOSTON AVENUE AND 2230 PHILADELPHIA STREET**

Application for a proposed plat of survey has been submitted for:

- Conveyance parcel (per Section 23.307)
- Boundary line adjustment (per Section 23.309)
- Re-plat to correct error (per Section 23.310)
- Auditor's plat (per Code of Iowa Section 354.15)

Owner: R and J Weis Holding Company, LLC.  
Parcel ID: 05-36-484-040 and 05-36-484-060

New Legal Descriptions: Parcel B of Lots 6 and 7, Eastgate Subdivision, Ames, Story County, Iowa.

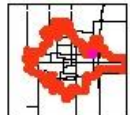
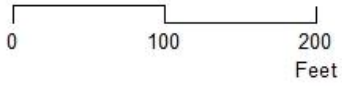
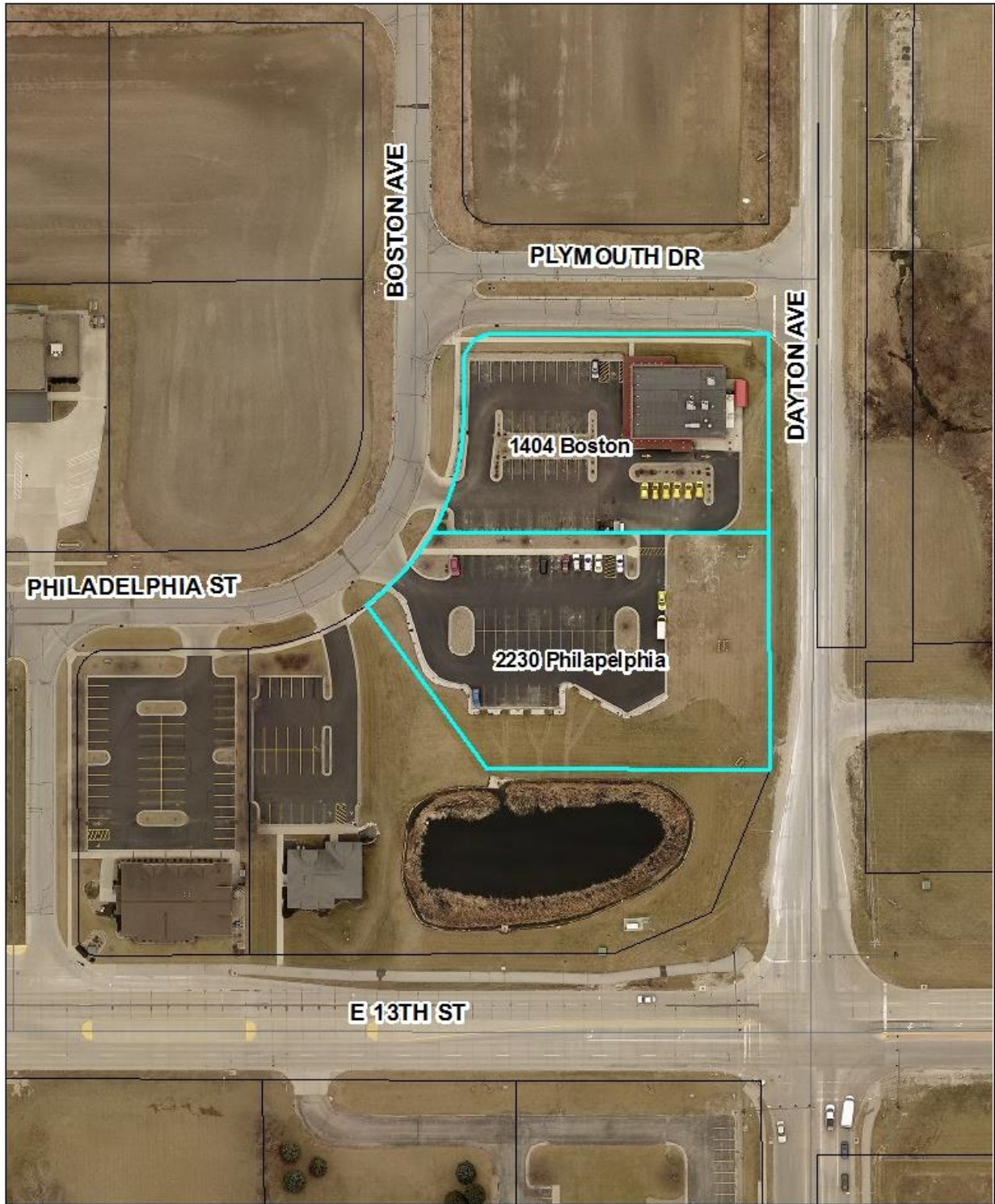
**Public Improvements:**

The preliminary decision of the Planning Director finds that approval requires all public improvements associated with and required for the proposed plat of survey be:

- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable.

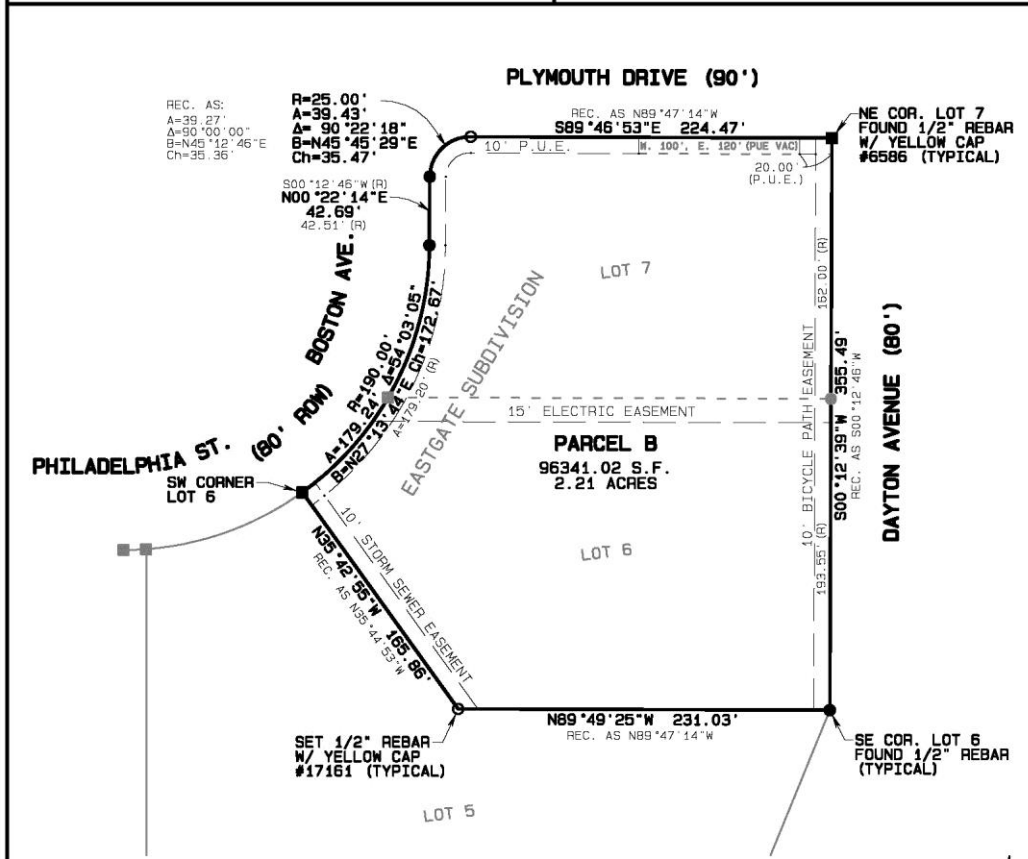
Note: The official plat of survey is not recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

ATTACHMENT A: LOCATION MAP



# ATTACHMENT B: PLAT OF SURVEY

PLAT OF SURVEY	
LOCATION:	LOTS 6 & 7 IN EASTGATE SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA
PROPRIETOR:	R AND J WEIS HOLDING COMPANY LLC
REQUESTED BY:	RUSS WEIS
SURVEYOR:	R. BRADLEY STUMBO, PLS #17161 STUMBO & ASSOCIATES LAND SURVEYING P.O. BOX 1664 AMES, IA 50010 515-233-3689



Survey Description-Parcel 'B':  
Lots 6 and 7 in Eastgate Subdivision, City of Ames, Story County, Iowa, being more particularly described as follows: Beginning at the Southeast Corner of said Lot 6; thence N89°49'25"W, 231.03 feet; thence N35°42'55"W, 165.86 feet to the Southwest Corner of said Lot 6 and the beginning of a curve; thence northeasterly, 179.24 feet along said curve having a radius of 190.00 feet, concave to the northwest, a central angle of 54°03'05" and being subtended by a chord which bears N27°13'44"E, 172.67 feet; thence N00°22'14"E, 42.69 feet to the beginning of a curve; thence northeasterly, 39.43 feet along said curve having a radius of 25.00 feet, concave to the southeast, a central angle of 90°22'18" and being subtended by a chord which bears N45°45'29"E, 35.47 feet; thence S89°46'53"E, 224.47 feet to the Northeast Corner of said Lot 7; thence S00°12'39"W, 355.49 feet along the east line of said Lots 7 and 6 to the point of beginning, containing 2.21 acres.

The Ames City Council approved this Plat of Survey on \_\_\_\_\_, 2018, with Res. No. \_\_\_\_\_. I certify that it conforms to all conditions for approval.

\_\_\_\_\_  
Planning and Housing Director

GRAPHIC SCALE 1"=80'



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

\_\_\_\_\_  
R. Bradley Stumbo License #17161  
My license renewal date is December 31, 2019  
Job #17094 Date: 3/19/18 Fieldwork Completed: 1/25/18 Page 1 of 1



**STUMBO & ASSOCIATES LAND SURVEYING**

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT)  
FOR 415 STANTON AVENUE**

**BACKGROUND:**

The City's subdivision regulations found in Chapter 23 of the Ames Municipal Code include the process for creating or modifying property boundaries and for determining if any improvements are required in conjunction with the platting of property. The regulations also describe the process for combining existing platted lots or conveyance parcels in order to create a parcel for development purposes. A Plat of Survey is allowed by Section 23.309 for the consolidation of conveyance parcels and for boundary line adjustments.

**This proposed Plat of Survey is for a boundary line adjustment of five existing lots and parts of seven lots, all together creating the site of 415 Stanton Avenue. These lots contain the Crawford school site, most recently used as the Ames Community School District Offices. The site is zoned Residential High Density (RH). The proposed new parcel is labeled Parcel D.**

The developer seeks to create one parcel in order to renovate the existing building and construct an addition that consists of an atrium, apartments and attached parking. The site was rezoned to RH in January 2018. The developer has made application for approval Urban Revitalization plan with a public hearing set for May 8, 2018.

Approval of this plat of survey (Attachment B) will allow the applicant to prepare the official plat of survey and submit it to the Planning and Housing Director for review. The Director will sign the plat of survey confirming that it fully conforms to all conditions of approval. The prepared plat of survey may then be signed by the surveyor, who will submit it for recording in the office of the County Recorder.

**ALTERNATIVES:**

1. The City Council can adopt the resolution approving the proposed Plat of Survey.
2. The City Council can deny the proposed Plat of Survey if the City Council finds that the requirements for plats of survey as described in Section 23.309 have not been satisfied.
3. The City Council can refer this back to staff and/or the owner for additional information.



**CITY MANAGER'S RECOMMENDED ACTION:**

Staff has determined that the proposed plat of survey satisfies all Subdivision Code requirements for a boundary line adjustment of existing lots and has made a preliminary decision of approval. Staff has also determined that the proposed plat of survey for a boundary line adjustment does not trigger City infrastructure requirements as defined within the Subdivision Code.

**Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby adopting the resolution approving the proposed Plat of Survey.**

**ADDENDUM**  
**PLAT OF SURVEY FOR 415 STANTON AVENUE**

Application for a proposed Plat of Survey has been submitted for:

- Conveyance parcel (per Section 23.307)
- Boundary line adjustment (per Section 23.309)
- Re-plat to correct error (per Section 23.310)
- Auditor's plat (per Code of Iowa Section 354.15)

The site is located at:

Owners:                                      The Crawford Ames, LLC

Existing Street Address:   415 Stanton Avenue

Assessor's Parcel #:           0909178080

Legal Description:           Lots 2-7 (Ex. S. 5' Lot 7) W.T. Smith's Addition & E.  
15' Lots 3-8 (Ex S. 15', E. 15' Lot 8) Lee & Little's  
Addition, City of Ames, Story County, Iowa

**Public Improvements:**

The preliminary decision of the Planning Director finds that approval requires all public improvements associated with and required for the proposed Plat of Survey be:

- Installed prior to creation and recordation of the official Plat of Survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable. (no additional improvements required)

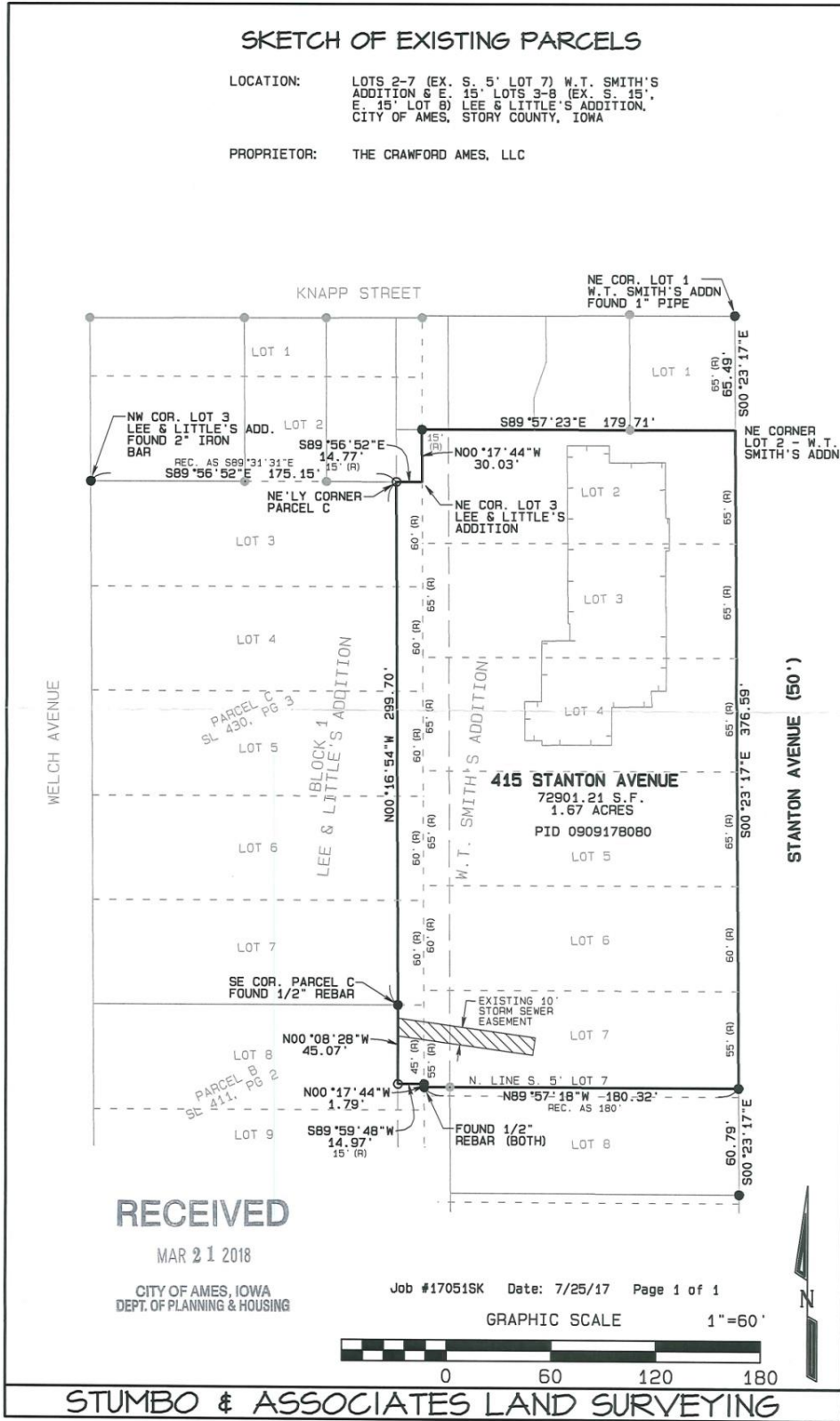
Note: The official Plat of Survey is not recognized as a binding Plat of Survey for permitting purposes until a copy of the signed and recorded Plat of Survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

# Attachment A- Existing Conditions

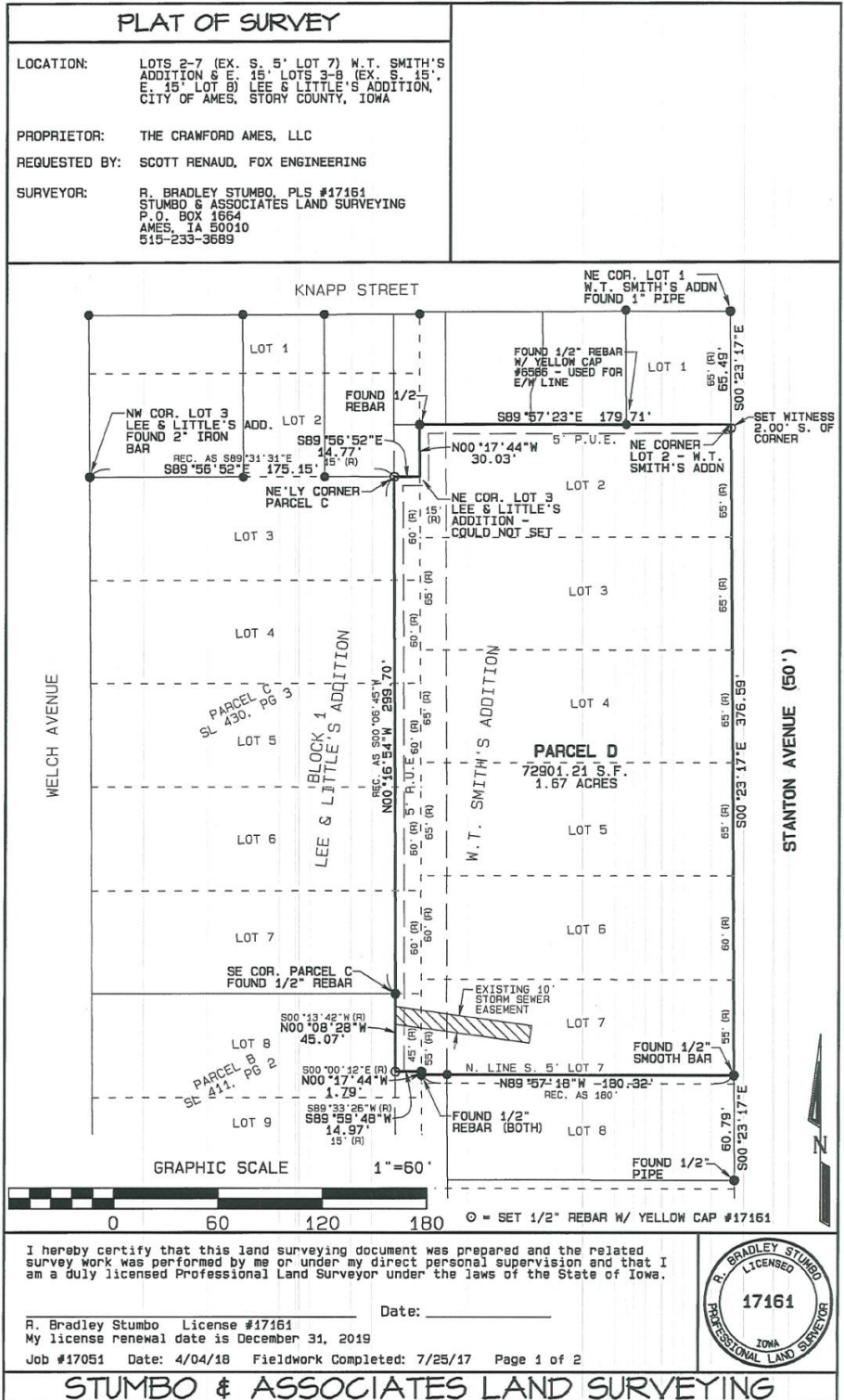
## SKETCH OF EXISTING PARCELS

LOCATION: LOTS 2-7 (EX. S. 5' LOT 7) W.T. SMITH'S ADDITION & E. 15' LOTS 3-8 (EX. S. 15', E. 15' LOT 8) LEE & LITTLE'S ADDITION, CITY OF AMES, STORY COUNTY, IOWA

PROPRIETOR: THE CRAWFORD AMES, LLC



# Attachment B- Plat of Survey



Survey Description-Parcel 'D':

Lots 2, 3, 4, 5, 6 and 7, except the South 5 feet of Lot 7, all in W.T. Smith's Addition; and the East 15 feet of Lots 3, 4, 5, 6, 7 and 8, except the South 15 feet of the East 15 feet of Lot 8, all in Block 1 of Lee & Little's Addition, all in the City of Ames, Story County, Iowa and all together being more particularly described as follows: Beginning at the Northeast Corner of said Lot 2 in W.T. Smith's Addition; thence  $S00^{\circ}23'17''E$ , 376.59 feet along the east line of said Lots 2-7 in W.T. Smith's Addition to a point 5.00 feet north of the Southeast Corner of said Lot 7 in W.T. Smith's Addition, thence  $N89^{\circ}57'18''W$ , 180.32 feet to the west line of said Lot 7 in W.T. Smith's Addition, thence  $N00^{\circ}17'44''W$ , 1.79 feet along the west line of thereof; thence  $S89^{\circ}59'48''W$ , 14.97 feet; thence  $N00^{\circ}08'28''W$ , 45.07 feet to the Southeast Corner of Parcel C in Lots 1-7 of said Block 1 in Lee & Little's Addition; thence  $N00^{\circ}16'54''W$ , 299.70 feet along the east line of said Parcel C to the north line of said Lot 3, Block 1 in Lee & Little's Addition; said point being a northeasterly corner of said Parcel C; thence  $S89^{\circ}56'52''E$ , 14.77 feet to the Northeast Corner of said Lot 3, Block 1 in Lee & Little's Addition; thence  $N00^{\circ}17'44''W$ , 30.03 feet to the North line of said Lot 2 in W.T. Smith's Addition; thence  $S89^{\circ}57'23''E$ , 179.71 feet along said line to the point of beginning, containing 1.67 acres.

The Ames City Council approved this Plat of Survey on \_\_\_\_\_, 2018, with Resolution No. \_\_\_\_\_. I certify that it conforms to all conditions for approval.

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Planning and Housing Director

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 2812 AND 2826 HYATT CIRCLE**

**BACKGROUND:**

The City's subdivision regulations found in Chapter 23 of the Ames Municipal Code include the process for creating or modifying property boundaries and for determining if any improvements are required in conjunction with the platting of property. The regulations also describe the process for combining existing platted lots or conveyance parcels in order to create a parcel for development purposes. A Plat of Survey is allowed by Section 23.309 for the consolidation of conveyance parcels and for boundary line adjustments.

**This proposed Plat of Survey is for a boundary line adjustment of existing Lots 10 and 11 of Ames Community Development Park, Fourth Addition.** The proposal is to move the common property line a distance of 45 feet to the east. The affected area is approximately 0.35 acres.

The lots are zoned as GI (General Industrial). Lot 10 has been developed, and Lot 11 is currently vacant. The current lots were established in their present configuration as part of the Ames Community Development Park, Fourth Addition approved by the City Council in 2009. The lots are also subject to a development agreement for the subdivision, however the proposed change in lot size has no direct implications with the development agreement.

Sidewalk improvements are required for Lot 10 along South Bell Avenue, and for Lot 10 and Lot 11 along Hyatt Circle. **Sidewalk has been installed for Lot 10; however, it must be extended an additional 45 feet along Hyatt Circle as part of the boundary line adjustment. Staff recommends adding a condition allowing for financial security for the completion of the sidewalk prior to recording the final Plat of Survey.** The sidewalk will be installed for Lot 11 at the time of its development consistent with the original subdivision approval. There is an existing public utility easement, 10 feet wide, centered on the existing property line between Lots 10 and 11. No utilities are presently located in this easement, and the easement will be vacated. A new public utility easement, 10 feet wide will be centered on the new property line separating the two lots.

Approval of this Plat of Survey (Attachment B) will allow the applicant to prepare the official Plat of Survey and submit it to the Planning and Housing Director for review. The Director will sign the Plat of Survey confirming that it fully conforms to all conditions of approval. The prepared Plat of Survey may then be signed by the surveyor, who will submit it for recording in the office of the County Recorder.

**ALTERNATIVES:**

1. The City Council can adopt the resolution approving the proposed Plat of Survey subject to receipt of financial security for the installation of the sidewalk within one year of the approval of the Plat of Survey.
2. The City Council can deny the proposed Plat of Survey if the City Council finds that the requirements for plats of survey as described in Section 23.309 have not been satisfied.
3. The City Council can refer this back to staff and/or the owner for additional information.

**CITY MANAGER'S RECOMMENDED ACTION:**

The resulting two lots of the Plat of Survey are designed to be conform to underlying design standards and building setbacks of G1 zoning. The applicable development agreement has no requirements in relation to the proposed boundary lien adjustment. The property owner of Lot 10 must extend the sidewalk across their Hyatt Circle frontage to be consistent with the Subdivision Code of a Boundary Line Adjustment. The Sidewalk must be financially secured for installation within one year for final approval of the Plat of Survey. Staff has determined that the proposed Plat of Survey satisfies all code requirements for a boundary line adjustment of existing lots and has made a preliminary decision of approval with the condition on sidewalk installation.

**Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby adopting the resolution approving the proposed Plat of Survey subject to receipt of financial security for the installation of the sidewalk within one year of the approval of the Plat of Survey.**

**ADDENDUM**

**PLAT OF SURVEY FOR 2812 & 2826 HYATT CIRCLE**

Application for a proposed Plat of Survey has been submitted for:

- Conveyance parcel (per Section 23.307)
- Boundary line adjustment (per Section 23.309)
- Re-plat to correct error (per Section 23.310)
- Auditor's plat (per Code of Iowa Section 354.15)

The site is located at:

Owners: Lot 10: Prestage Farms of Iowa LLC  
Lot 11: Dayton Park LLC

Existing Street Addresses: 2812 & 2826 Hyatt Circle

Assessor's Parcel #s: 10-07-325-080  
10-07-325-070

Legal Descriptions: Lot 10, Ames Community Development Park, Fourth Addition  
  
Lot 11, Ames Community Development Park, Fourth Addition

**Public Improvements:**

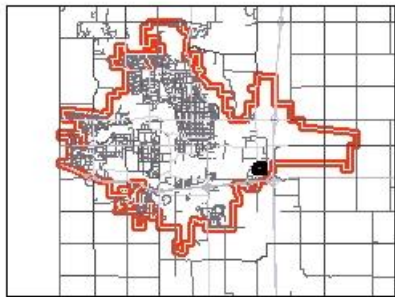
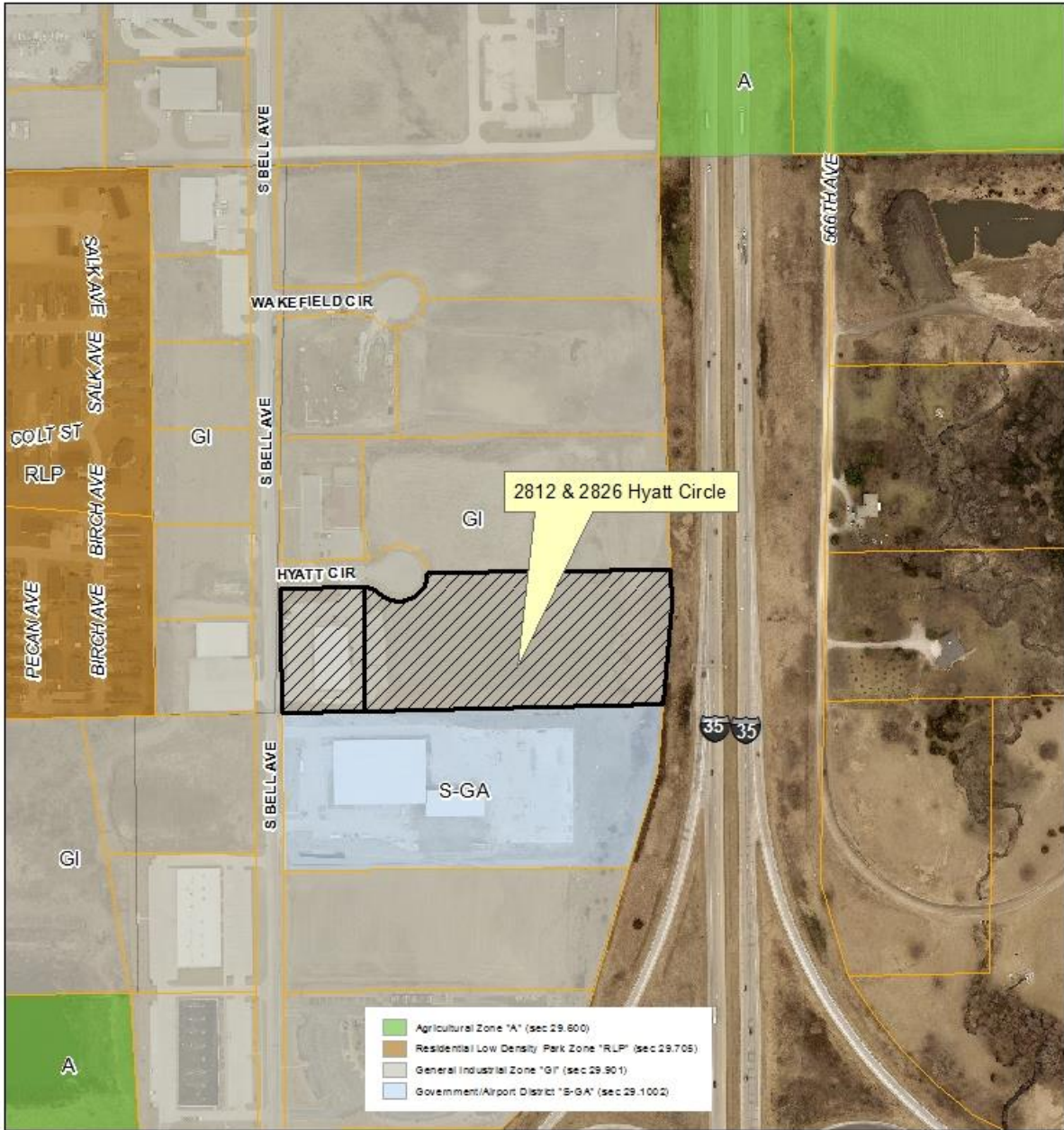
The preliminary decision of the Planning Director finds that approval requires all public improvements associated with and required for the proposed Plat of Survey be:

- Installed prior to creation and recordation of the official Plat of Survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable. (no additional improvements required)

Note: The official Plat of Survey is not recognized as a binding Plat of Survey for permitting purposes until a copy of the signed and recorded Plat of Survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.



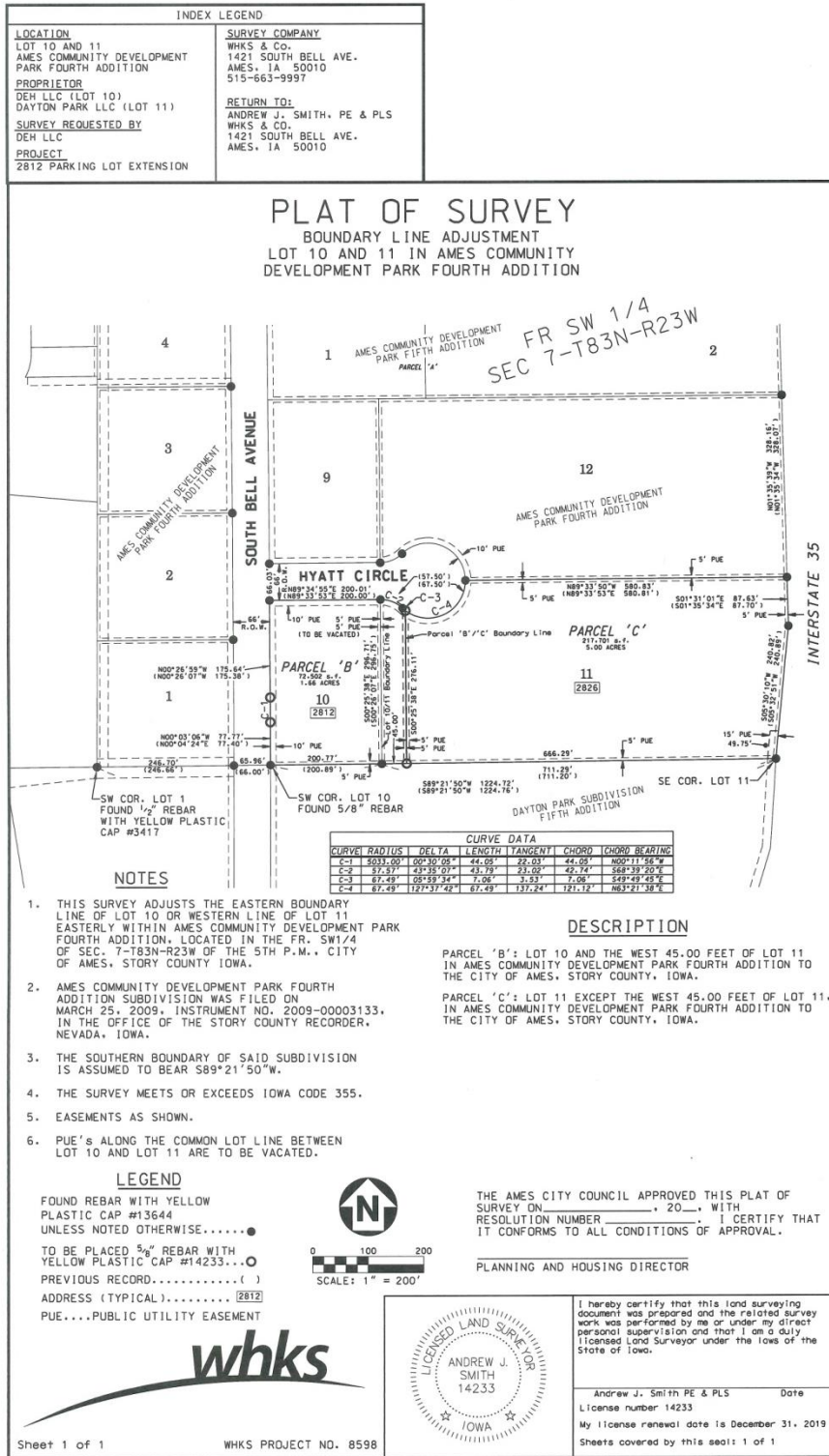
# Attachment A: Location Map



## Location & Zoning Map 2812 & 2826 Hyatt Circle



# Attachment B: Plat of Survey



# Attachment C: Final Plat of Ames Community Development Park, Fourth Addition

**APPROVED**

By City Council  
Date 3/10/09  
Res. No. 09-098

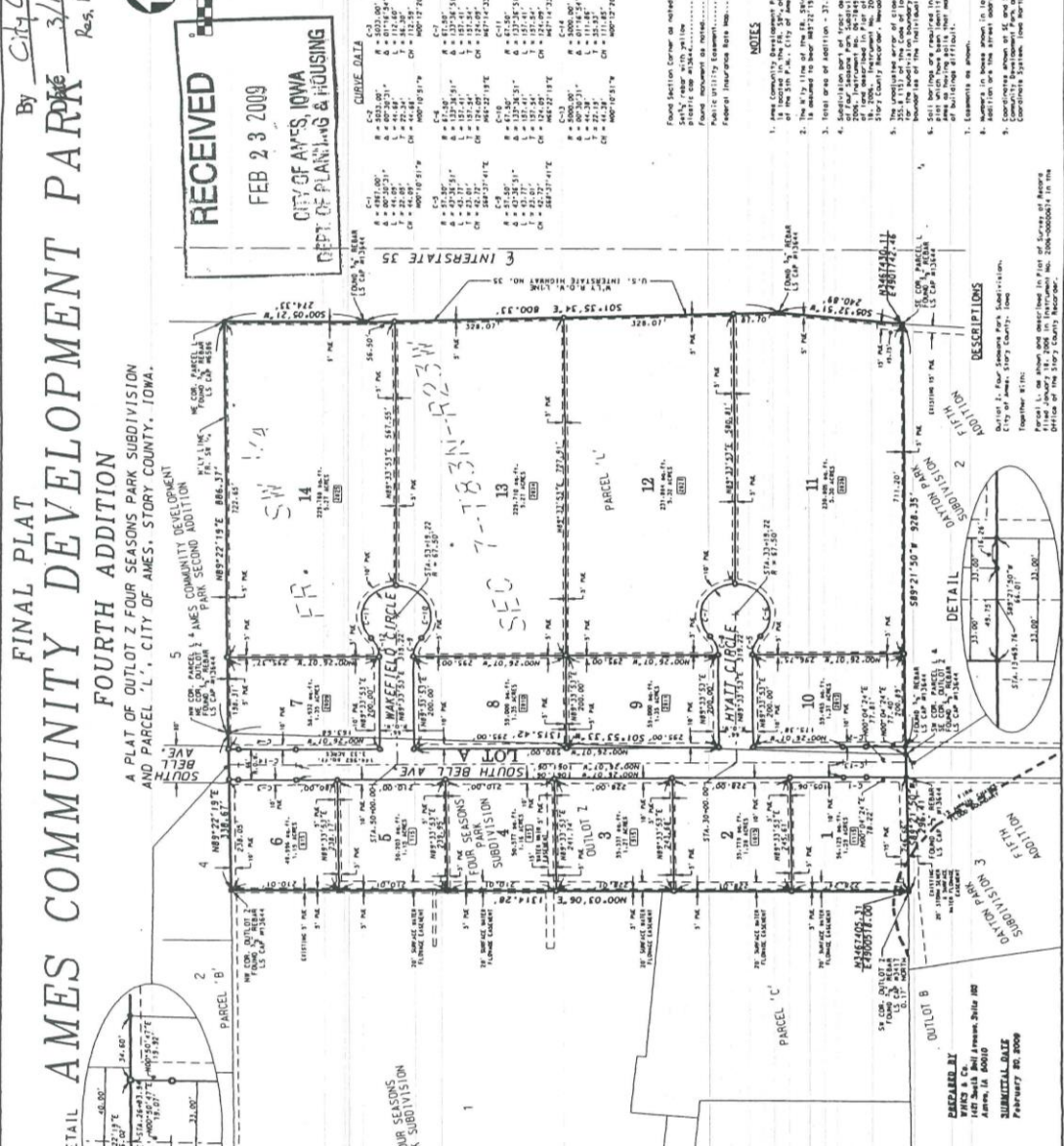
**FINAL PLAT**  
**AMES COMMUNITY DEVELOPMENT PARK**  
**FOURTH ADDITION**  
A PLAT OF OUTLOT 2 FOUR SEASONS PARK SUBDIVISION  
AND PARCEL 'L', CITY OF AMES, STORY COUNTY, IOWA.

PREPARED BY:  
GERRIT  
Devco Park LLC  
102 S 28th Street  
Ames, IA 50010

PREPARED BY:  
WHKS & Co.  
1421 South Bell Avenue, Suite 103  
Ames, IA 50010

SUBMITTAL DATE  
FEBRUARY 20, 2009

DRAWN BY:  
DERRICKSON  
Devco Park LLC  
102 S 28th Street  
Ames, IA 50010



NO.	DESCRIPTION	DATE
1	PRELIMINARY	10/11/07
2	FINAL PLAT	02/20/09

**WHKS & CO.**

**FINAL PLAT**

DERRICKSON  
DERRICKSON ENGINEERING & SURVEYING

PROJECT NO. 02100002  
SHEET 1 OF 1

Prepared by: Brian J. Diehl, WHKS & Co., 1421 South Bell Avenue, Suite 103 Ames, IA 50010 Phone: 515-663-9977



**Public Works Department**  
515 Clark Avenue, Ames, Iowa 50010  
Phone 515-239-5160 ♦ Fax 515-239-5404

March 30, 2018

32

Honorable Mayor and Council Members  
City of Ames  
Ames, Iowa 50010

Ladies and Gentlemen:

I hereby certify that the street pavement, water main, and street lighting required as a condition for approval of the final plat of **Aspen Business Park 3<sup>rd</sup> Addition (The Quarters)** have been completed in an acceptable manner by **Mohs Contracting of Owatonna, MN**. The above-mentioned improvements have been inspected by the Engineering Division of the Public Works Department of the City of Ames, Iowa, and found to meet City specifications and standards.

As a result of this certification, it is recommended that the financial security for public improvements on file with the City for this subdivision be set at **\$148,345**. The remaining work covered by this financial security includes sidewalk, driveway approach repairs, water fixture adjustments, sanitary and storm sewer pipe, street trees, and erosion control.

Sincerely,

John C. Joiner, P.E.  
Director

JJ/tw

cc: Finance, Contractor, Planning & Housing, Subdivision file

Aspen Business Park, 3<sup>rd</sup> Addition

March 30, 2018

Page 2 of 2

Description	Unit	Quantity
Saw cut and remove existing curb and gutter	LF	10
Remove existing pavement	SY	15
6" Aggregate base placed	CY	390
Subgrade preparation	SY	2327
Concrete pavement	SY	2277
Signage	LS	1
Common excavation	CY	2015
Common borrow	CY	5625
Connect to existing water main	EA	2
6" Water main	LF	189
8" Water main	LF	2776
4" Gate valve and box	EA	11
6" Gate valve and box	EA	18
8" Gate valve and box	EA	11
Water main tees, bends, and caps	LBS	3110
Hydrant assembly	EA	7
Sanitary manhole, 48" diameter	EA	10
Connect to existing sanitary sewer	EA	1
24" RCP Apron with trash guard	EA	1
30" RCP Apron with trash guard	EA	1
36" RCP Apron with trash guard	EA	1
Catch basin and casting	EA	10
Pond outlet structure	EA	1

## Staff Report

**POTENTIAL NEIGHBORHOODS FOR RENTAL CONCENTRATION CAP**

April 10, 2018

**BACKGROUND:**

The City Council directed at its March 20th City Council Workshop to proceed with drafting an ordinance to establish rental concentration limitations for single-family homes in specified neighborhoods. City Council provided direction to staff to mail notice to the property owners within the eight potential neighborhoods that are also subject to the current Rental Housing Moratorium. Attached are maps of the eight neighborhoods. A notice was sent to all property owners within the boundaries of the eight neighborhoods indicating the City Council would discuss on April 10<sup>th</sup> which neighborhoods may be subject to a rental concentration cap and on April 24<sup>th</sup> the City Council would consider adopting an ordinance to establish rental concentration limits.

City Council's direction on drafting a rental concentration ordinance for April 24th included the following parameters:

1. Calculation of the percentage of existing rentals is based upon properties zoned R-L or UCRM.
2. All properties zoned R-L and UCRM with a registered rental dwelling are calculated in the percentage.
3. A maximum of 25% of RL and UCRM properties within a defined neighborhood are permitted to have registered rental dwellings.
4. No new rental registrations can be approved if the percentage of rentals would exceed the 25% cap.
5. If a defined neighborhood exceeds the 25% cap, no new single-family rental registrations may be approved.
6. A duplex dwelling may register the second unit of the duplex, regardless of the neighborhood cap percentage.
7. Currently registered rental dwellings may maintain their registration and renew their Letter of Compliance.

8. If a registered rental dwelling ceases to operate as a licensed rental dwelling, the owner cannot seek a new registration if the neighborhood exceeds the 25% cap. *For example, an existing rental dwelling cannot be demolished and rebuilt and then registered as a rental dwelling if in a neighborhood over the 25% cap.*
9. A property owner may seek approval of a Transitional Letter of Compliance to allow for the temporary rental of a dwelling for up to one year, regardless of the 25% cap on rental dwellings.

City Council is asked on April 10<sup>th</sup> to confirm which neighborhoods to include in the preparation of a draft ordinance for the rental concentration limits. Staff will then proceed with drafting an ordinance for City Council approval on April 24<sup>th</sup>.

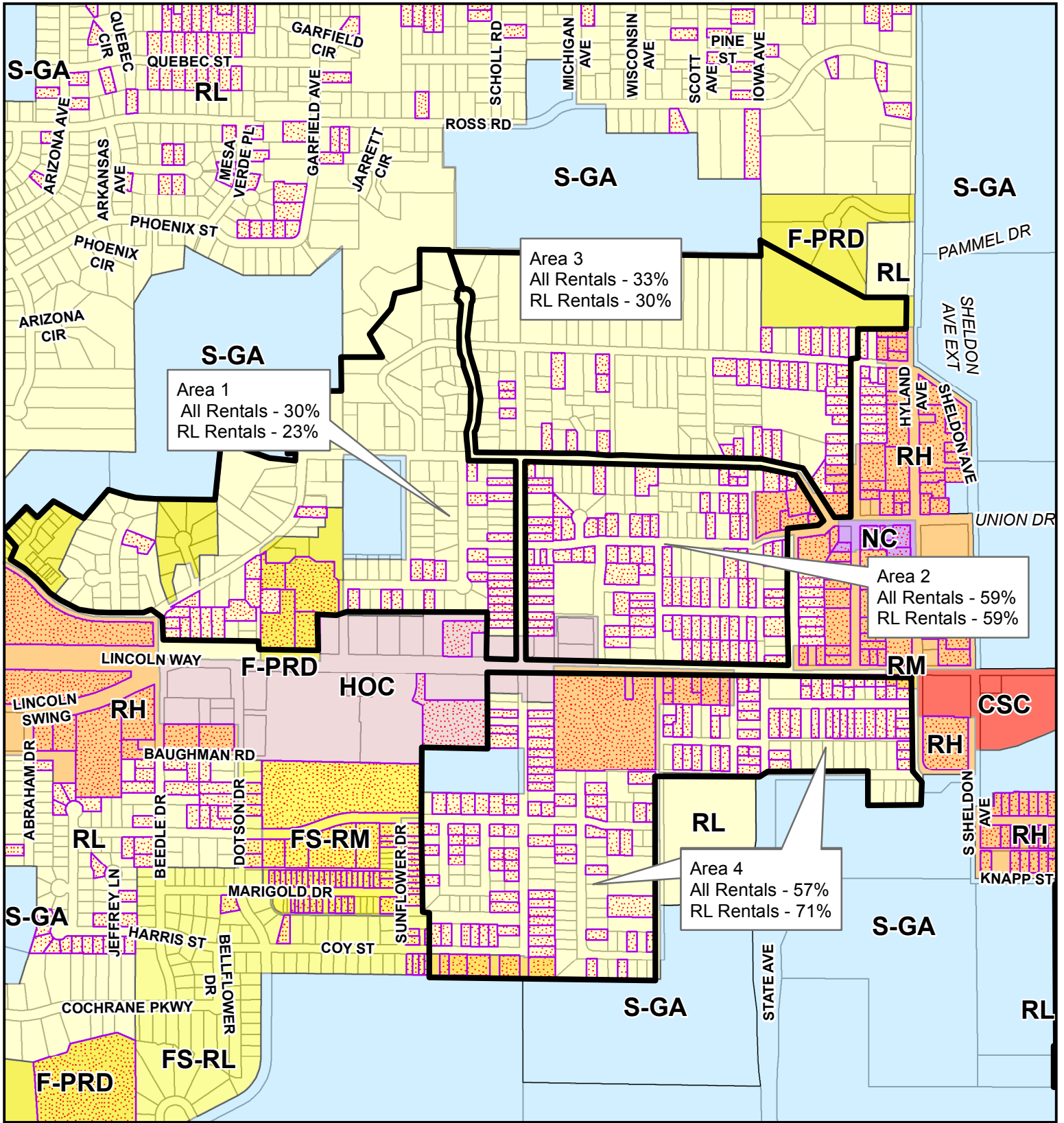
### Current Moratorium Areas

Area	Neighborhood	Total Parcels/ Condos	Registered DU* - Rental	% Rental	RL Parcels/ Condos	RL Registered DU -Rentals	RL SF Registered DU - Rentals	RL Duplex Registered DU - Rentals	RL Other Registered DU - Rentals	% RL Registered DU - Rentals
1	Edwards NA** - RL, PRD, HOC	247	74	30%	159	36	26	10	-	23%
2	Westside NA - RL, RH, HOC	164	96	59%	156	92	58	17	17	59%
3	Oak-Wood-Forest NA - RL, RH, PRD	127	42	33%	122	37	26	8	3	30%
4	College Creek NA - RL, RM, RH HOC	271	154	57%	235	166	81	45	5	71%
5	SCAN - North - RL, RH	412	217	53%	285	105	87	15	3	37%
6	SCAN - South - RL, PRD	150	18	12%	99	5	3	2	-	5%
7	Colonial Village - RL	37	11	30%	37	11	4	7	-	30%
8	Oak-Riverside NA - UCRM, RH, NC, S-GA	305	88	29%	288	84	62	17	5	29%

\* DU = Dwelling Unit

\*\*NA =Neighborhood Association



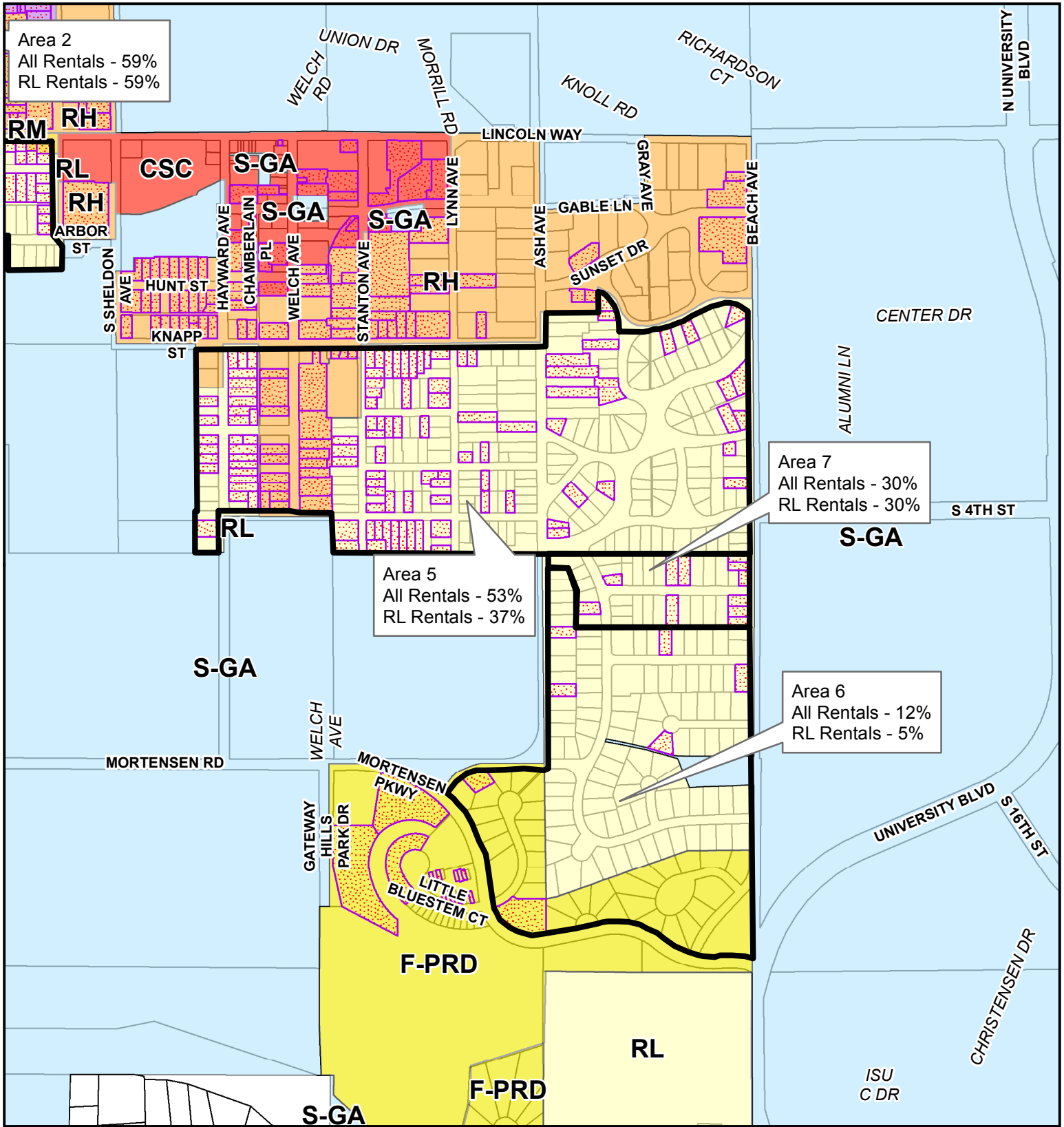


### Near Campus Neighborhoods

### Rental Percentages

-  1. Edwards NA
-  2. Westside NA
-  3. Oak-Wood-Forest NA
-  4. CCOAMS NA
-  Current Rentals All



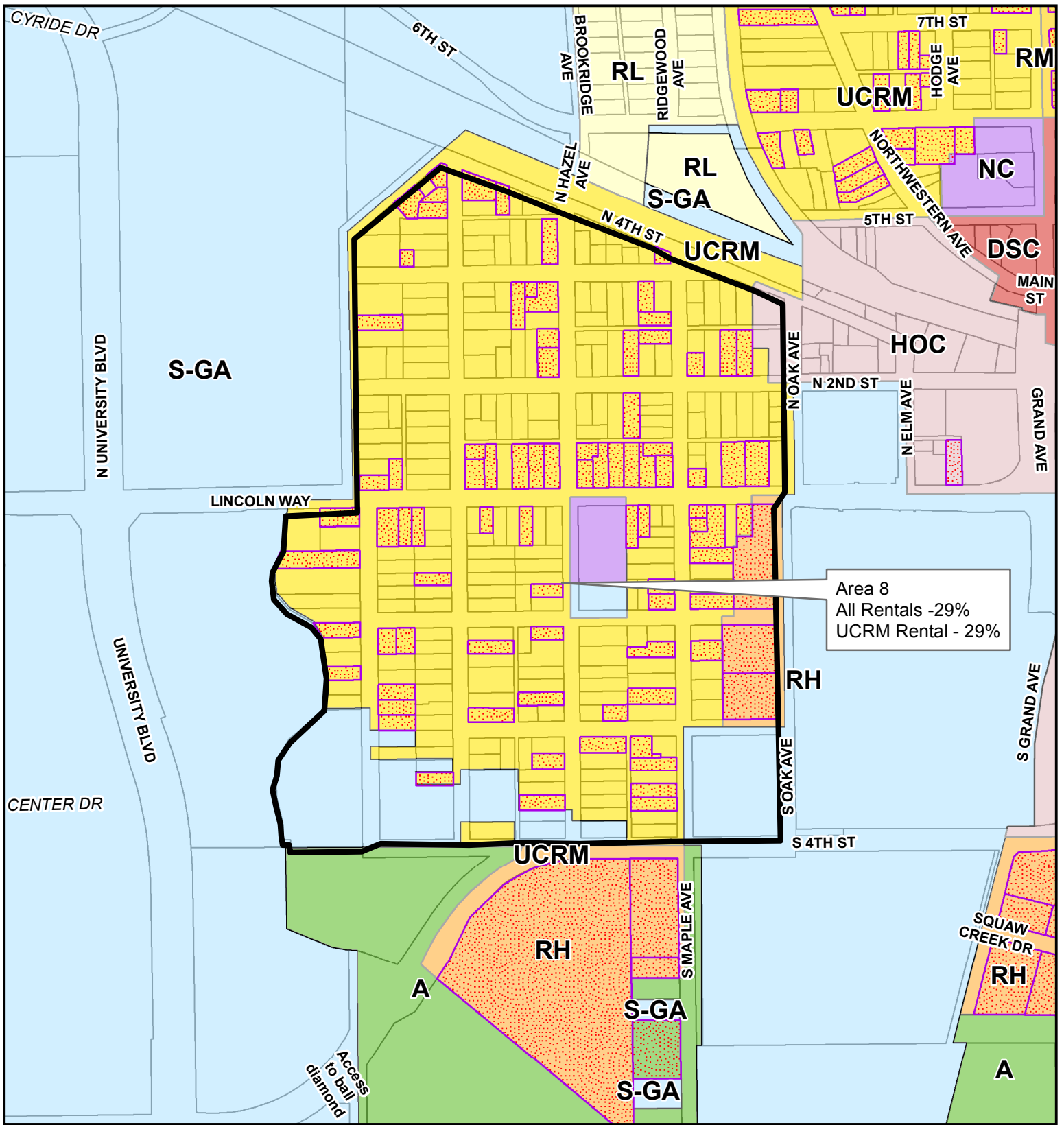


### Near Campus Neighborhoods

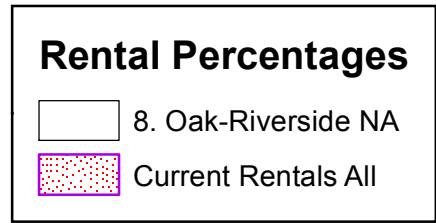


**Rental Percentages**

- 5. SCAN NA - North
- 6. Colonial Village
- 7. SCAN - South
- Current Rentals All



### Near Campus Neighborhoods



1:6,000

## Staff Report

**Rental Concentration Hardship Options**

April 10, 2018

**BACKGROUND:**

At its March 20<sup>th</sup> Rental Housing Workshop the City Council directed staff to provide options regarding “hardship” and temporary rental licensing options as part of considering a rental concentration restriction for specific neighborhoods. The City Council provided direction to draft a rental concentration ordinance that limits the maximum number of registered rental dwellings to 25% of the properties with either a single family RL or UCRM base zoning district. If the number of registered rental dwellings exceeded the 25% cap, then no additional rental registrations could be approved.

The City currently allows for a temporary rental registration license called a Transitional Letter of Compliance. The Transitional Letter of Compliance allows for a single-family home to be registered for a year by meeting certain life safety requirements for the building. The Transitional Letter of Compliance does not require compliance in that year with non-life safety code violations such as plumbing, mechanical, and parking requirements. The Transitional Letter of Compliance is available to provide flexibility to a property owner to address a variety of situations that may or may not result in the long term rental of a property.

Staff reviewed the standards of other communities that have already adopted a rental concentration limit similar to what is proposed for Ames. These cities allow for one to two years of temporary rental licensing in certain situations. Excerpts of other City ordinances are included as an Attachment.

City	Duration	Criteria for Temporary Rental Exception
Iowa City, IA	2 years	Absent with intent to return, or heir of property intending to occupy the property
Winona, MN	1 year	Offered for sale
North Mankato, MN	1 year, 1year extension	Offered for sale or caretaker function with owner absent
Northfield, MN (City Council Approval)	1 year, 1year extension	Offered for sale, in foreclosure, leave of absence, employment status
Steubenville, OH	2 years	Offered for sale
Berkeley, MO	1 year	Offered for sale

## **STAFF COMMENTS:**

Based upon the review of other “hardship” allowances in other City’s ordinances along with the City of Ames Rental Housing registration requirements, staff believes that the following circumstances would address the most common issues regarding property owner flexibility within a rental concentration cap.

### Proposed Temporary Exceptions to 25% Rental Concentration Cap:

1. Registration of a dwelling unit within a lawfully existing two-family dwelling that currently has a registered rental dwelling abutting the unit.
2. A one year Transitional Letter of Compliance with no eligibility prerequisites, no second license within a 12 month period.
3. Owner occupied dwelling with up to one roomer that is not otherwise required to register with the City. *(Note an owner occupied home with up to one roomer would already be exempt from registering the dwelling. This clarifies to the public that an owner can rent to one individual despite the rental cap when it is consistent with the Rental Housing Ordinance definitions.)*
4. A second one year Transitional License for specified circumstances of property owner absent from the property with intent to return (e.g. sabbatical, temporary employment assignment) with documented evidence related to employment provided to staff.

Some members of City Council expressed concern about potential individual property owners’ ability to sell for owner occupied housing when surrounded by other registered rental properties. From review of the rental property maps provided to Council on the 20<sup>th</sup>, it is not a common situation to have a single-family zoned (RL or UCRM) property surrounded on both side yards and the rear yard. It most commonly would occur within the Westside Neighborhood, the Franklin Avenue blocks of Edwards, and some blocks within College Creek/Old Ames Middle School.

With any exception to a rental cap there is a question of maintaining the integrity of the neighborhood and the rationale for having a cap in the first place with exception allowances. Staff did not find an example of standards for review of permanently exempting homes from a rental cap. The closest example to an exception was to allow for an owner-occupied home to have one renter. This is the same as our current owner-occupied roomer definition that would already apply.

If City Council pursues an option for a permanent exception, City Council would need to consider how to evaluate an expectation of return on investment and resale expectations in a neighborhood. Due to the permanent exemption, the threshold of approval should be a high bar to maintain the integrity of the concentration cap. In some

ways this would be similar to evaluating the financial feasibility in conjunction with a demolition request in the University Impact Overlay or a use variance that has unnecessary hardship standard.

At a minimum, City Council would have to consider what proximity to other rental properties justifies an exception (i.e. abutting rental properties to the sides, across a street, or the rear yard), efforts undertaken to sell a property, the condition of a property compared to investment needed for a property to be a registered rental property, and whom is the designated reviewing authority to grant the exception.

A permanent exemption process could include evaluation of the following information and standards:

1. Evidence of offering the property for sale for a minimum a period of 24 months with disclosure of offers received for purchase of the property that have been rejected.
2. Evidence of the original purchase price, date of purchase, and current mortgage balance.
3. Current appraised value of the dwelling with comparable sales.
4. A home inspection report describing the condition of the property.
5. Rental Housing Code pre-inspection and cost estimate for compliance with the Rental Housing code.
6. Property must have been in ownership by the current property owner for a minimum of five years.
7. Prerequisite that the property has abutting registered dwelling units on a minimum of three sides (two sides property lines and the rear property line or across an alley)
8. Review by the City Council with the following findings for approval of the exemption:
  - a. Determination that the preponderance of properties along the same block face are existing registered rental properties, not just the abutting properties.
  - b. Sale of the property for an owner occupied home is not financially feasible when considering the condition of the home and market value. Deferred maintenance and actions of the property owner that diminished the value of the property are not presentable evidence in support of financial infeasibility.
  - c. Sale of the property for an owner occupied home would deprive the owner of the property of reasonable use of, or economic return on, the property within the intent of the Rental Concentration Cap to preserve homeownership opportunities in a neighborhood.

## **Attachment 1-Temporary Rental Excerpts**

### **Iowa City**

13. Temporary Rental Permits: The City may issue a temporary rental permit for a maximum of twenty four (24) months if the owner is an individual: a) 1) who has been occupying the dwelling; 2) who intends to return to the dwelling; and 3) whose absence is due to a sabbatical, an extended vacation, spending winter months in a warmer climate, military service, a volunteer commitment, employment, or substantially similar reason; or b) who occupied the dwelling at the time of death and the owner's heir(s) occupies or intends to occupy the dwelling. (Ord. 17-4734, 12-19-2017, eff. 1-1-2018)

### **North Mankato**

#### 151.19 Temporary Rental Licenses

(A) A temporary rental license may be granted by the City for unlicensed properties to an owner of a property for a period not to exceed 12 months for the following circumstance(s):

(1) The property is listed for sale and the owner and owner's family are not residing at the property.

(2) The owner and the owner's family are not residing at the property and the occupants are providing a caretaking function for the property.

(3) The City Administrator or his designee is granted authority to extend the temporary rental license for two consecutive six month periods as long as the home is actively marketed for sale.

(4) Twelve months from the date of issuance, a temporary rental license shall expire and is not subject for renewal unless granted an extension by the City Administrator or his designee as outlined in chapter 151.19 (3).

## **Winona**

(iii) Temporary Rental License. Notwithstanding the foregoing, a property owner, whose property is subject to the 30 percent limitation, may obtain

a temporary rental license for his or her property for a period of time not exceeding 12 consecutive months under the following conditions:

1. The property is actively being offered for sale to the public by the owner, or by any authorized agent of the owner, during the license term.
2. The property shall be temporarily licensed for rental purposes only if the property complies with all applicable City and State rental housing requirements.
3. The property shall be licensed only for one of the following: (a) one adult living alone; or (b) two unrelated adults living together with any dependents by birth, adoption or law; or (c) any number of persons related by blood, marriage, adoption, or law.
4. The temporary rental housing license shall terminate immediately upon the closing of a sale of the property to a purchaser or at the end of the license term, whichever event first occurs.
5. A copy of the lease agreement shall be deposited with the City's Community Development Department within one week from the date of the execution of the lease.

## **Steubenville**

### 1175.07 EXCEPTIONS FOR TEMPORARY RENTAL UNITS

A property owner within an existing neighborhood conservation district may register and temporarily rent a single-family detached dwelling for a period of time not exceeding twenty-four (24) consecutive months under the following conditions:

- (a) The property is actively being offered for sale to the public by the owner or by an authorized agent of the owner during the twenty-four month term.
- (b) The property is listed with a licensed State of Ohio realtor provided the owner submits proof to the Zoning Administrator of such listing and sale status.
- (c) The property complies with all Property Maintenance Code requirements.
- (d) Registration shall terminate immediately upon the closing of a sale of the property to a purchaser or at the expiration of twenty-four months from the date of the registration, whichever occurs first. (Ord. 2014-52. Passed 7-8-14)



## Berkeley

### Section 4 Exempt Districts

Property located within the following zoning districts are exempt from this rule are R4, C1, C2, C3, M1, M2, AD, AD-3, and P-1. Notwithstanding the foregoing a property owner whose property is subject to the 30-percent limitation may obtain a temporary rental license for his or her property for a period of time not exceeding 12 consecutive months under the following conditions:

1. The property is actively being offered for sale to the public by the owner or by any authorized agent of the owner during the license term.
2. The property shall be temporarily licensed for rental purposes only if the property complies with all applicable City rental housing requirements
3. The property shall be licensed only for one for one of the following: a one adult living alone or two unrelated adults living together with any dependents by birth, adoption or law, or any number of person related by blood, marriage, adoption, or law.
4. The temporary rental housing license shall terminate immediately upon the closing of a sale of the property to a purchaser or at the end of the license term whichever event first occurs.
5. A copy of the lease agreement shall be deposited with the City Public Works Inspections Division within one week from the date of the execution of the lease and before an occupancy permit will be issued.

## Northfield

Sec. 14-99. - Temporary rental license.

Notwithstanding section 14-97 ( Limitation on rental properties in low density neighborhoods ), the building official may issue a temporary rental license under the following conditions:

(1) The property owner seeking a temporary rental license must submit a written request/application for said license to the building official.

(2) In the written request/application filed with the building official, the property owner must state that, during the term of the temporary rental license, one or more of the following circumstances will, within the next 30 days, or currently does, apply to the property owner:

a. The property owner is currently taking, or will be taking, an extended leave of absence from the property owner's place of employment for a duration of six months or

more where the property owner or the property owner's family do not reside at the property; or

b. The property owner is involved in a bankruptcy or foreclosure proceeding directly involving the property and property owner; or

c. The property owner (i) is currently or will become unemployed, or (ii) has or will have a change in employment status resulting in a loss of income or in the relocation of the property owner more than 20 miles away from the city; or

d. The property is being or will be actively listed or offered for sale to the public by the property owner.

(3) Notwithstanding anything to the contrary in this section, the temporary rental license may be issued for a period not to exceed 12 months, provided however, that upon written request/application of the property owner to the building official a one-time extension of the temporary rental license may be issued by the building official for a period not to exceed an additional 12 months. The extension shall not be issued by the building official if the rental property has had three or more blight notices, conduct violations or police reports filed against the property in the first 12-month temporary rental period. The temporary rental license period extension is subject to issuance of a new temporary rental license by the building official, following the property's passage of city rental inspection and payment of the required license fee.

(4) Subject to clause [subsection] (3) above, the temporary rental license shall terminate immediately upon closing of a sale of the property to a bona fide purchaser or at the end of a bona fide lease agreement, but the rental occupancy may not exceed the temporary rental license expiration date.

(5) A property may be issued a temporary rental license and extension as provide for in this section only one time within a five-year time period.

(6) The property shall at all times comply with applicable city and state rental housing requirements, property maintenance requirements, and all other laws and ordinances applicable to the property.

(7) The fees for the 12-month temporary rental license and any extension thereof as provided in this section shall be the same as the regular rental license with no prorating for the difference in any rental duration.

Any property owner who is aggrieved by a decision or action of the building official pursuant to this section may appeal in accordance with section 14-136 to the rental housing board of appeals.

**COUNCIL ACTION FORM**

**SUBJECT:**      **FY 17/18 CAMPUSTOWN FAÇADE GRANT**

**BACKGROUND:**

The Campustown Façade Program was developed to enhance the appearance of Campustown commercial buildings, fulfilling the City Council's objective of supporting Campustown. The goal of this program is to promote diverse building styles and increased activity and commercial use. This program supports enriching the individual detail and character of each building within the context of a pedestrian oriented commercial district. The City Council identified the Campustown Service Center zoning district south of the ISU Campus and Neighborhood Commercial zoning district on West Street as the areas within which properties are eligible for project grants. (See Attachment A)

This program has one round of façade grant awards per year. The grants are for up to \$15,000 of matching funds at a 1 for 1 ratio of applicant expense to City expense. Each project may be awarded up to two façade grants when there are multiple facades with a project. The program also includes the allowance for up to \$2,000 in additional funding for design fees when a project includes a licensed design professional. Projects are scored on visual impact, financial impact, and consistency with the Idea Book concepts. (See Attachment B, Scoring Criteria) A project must have a commercial use on the ground floor, but upper floors of a building that includes residential or commercial uses may be included in a grant request. Façades eligible for funding must be street facing and improvements must be permanent improvements to the façades.

**City Council budgeted \$50,000 in FY 2017/18 for the Campustown Façade Program. There is also \$36,000 remaining from FY 16/17 after last year's awards. The combined total of funds that may be awarded as part of this grant period is \$86,000.**

City staff solicited grant applications for this program in February. An invitation for grant applications was sent to all eligible property and business owners in the façade program area and was also publicized by Campustown Action Association and other media outlets. Two applications were submitted, but only one application was complete enough to meet the criteria.

That grant application is for the property at 120 Welch Avenue. The applicant requests a grant for \$15,000 in façade improvements with an additional \$2,000 in design fee assistance. Project information and design illustrations are attached for the proposed project. (See Attachment C)

According to the approved Campustown Façade Program, each year project applications are reviewed for grant funding based on the design concepts of the Idea

Book as noted below. A façade project must further the goals of the design concepts and not substantially detract from other design concepts in the Idea Book. A façade improvement that replaces an existing, compliant façade is not eligible for funding.

#### Idea Book Design Concepts:

- *Transparent Campustown.* Visual transparency invites pedestrians to patronize the businesses inside. Physical access promotes cohesiveness within the district. Promoting more glass and larger physical openings show the commercial offerings in the district and encourage people to spend more time there.
- *Social Campustown.* Well-designed outdoor gathering areas create a positive social atmosphere. Small, unused, visible spaces can be transformed to expand commercial opportunities. It is not the intent of the program to fund sidewalk dining or other uses of the public right-of-way, although improvements to the building that are part of any outdoor gathering area project would be eligible.
- *Diverse Campustown.* The variety of building types and design styles contribute to the vibrancy, funkiness, visual interest, and diversity of businesses. Façades are encouraged to be distinct from their neighbors and unique in the district.
- *Identifiable Campustown.* High quality signs, graphics, and other design features that express the unique identity of local businesses can be part of a distinctive design for façade improvements.
- *Historic Campustown.* Some buildings in Campustown have potential to illustrate the historic development of Campustown over 100 years. Projects can include removing cover-up materials, restoring original storefronts/entrances, and restoring masonry.

#### **120 WELCH AVENUE PROJECT APPLICATION**

The existing building at 120 Welch Avenue will be refaced with a new limestone veneer façade and larger store front windows. New storefront windows and door are proposed on the first floor to increase the amount of glazing to meet the minimum 50% CSC glazing standard. A new steel canopy and lighting is proposed to project over the commercial entrance and new commercial signage is proposed for the building.

The existing building at 120 Welch Avenue will maintain the existing brick on the area above the commercial area. However, the two existing windows will be replaced with four new windows. The existing brick detailing at the top of the building will remain and be painted. Lighting fixtures will be added just above the proposed canopy that will cast light downward to light the sign and façade of the building. Any areas of the building projecting into the right of way, including the canopy and lighting, will require approval of a City encroachment permit.

Consistent with the *Diverse Campustown* design concept, the appearance of this façade will be distinct from other buildings in the Campustown area with inclusion of a limestone veneer at the street level. Elements of the design are similar to the Arcadia

Cafe that abuts the site. The *Social Campustown* design concept is met in combination with enlarged storefront windows, new entrance canopy and new lighting at the business entrance. The *Transparency Concept* of the Idea Book is improved for the building with the increased amount of storefront windows allowing for better views into the commercial spaces and added windows on the second floor. New signage will also help to better identify the building.

The project estimate submitted by the applicant shows the façade project cost of \$55,725 for front façade work. Based on the estimates submitted, staff has calculated the project costs for just the exterior front façade work to be approximately \$51,525 with an additional \$4,200 in design fees. The calculated eligible costs exceed the 1 to 1 matching funds ratio for the projects. The proposed project is eligible to receive the requested total of \$17,000 consisting of \$15,000 in grant awards and design fees in the amount of \$2,000.

Notice to proceed with the project upon award of the grants will require compliance with the City's zoning requirements before receiving grant funds. An encroachment permit for the awnings will also be necessary.

#### **ALTERNATIVES:**

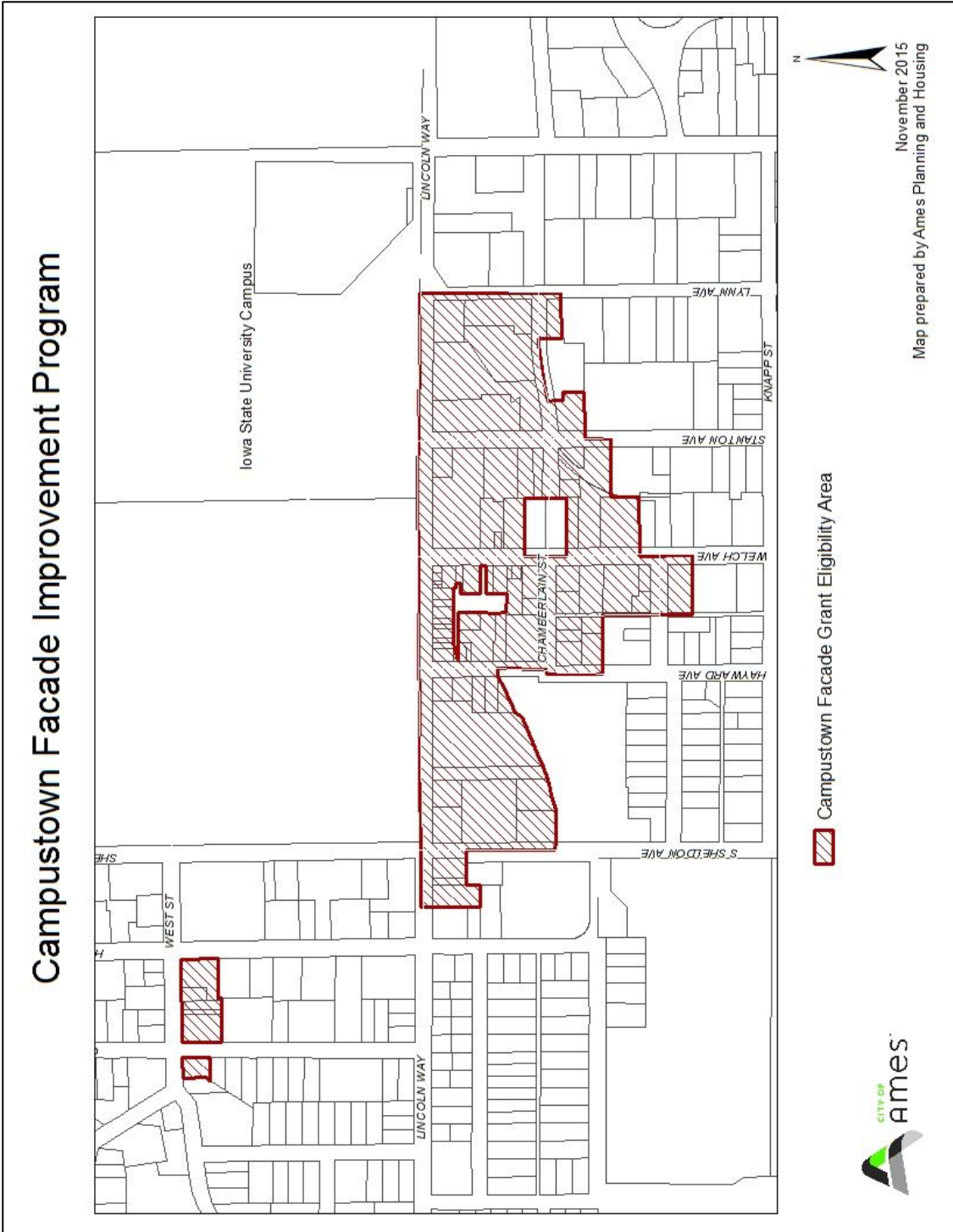
1. The City Council can approve a Campustown Façade Grant for the project at 120 Welch Avenue, awarding \$15,000 in grant funding with an additional \$2,000 in design fees for a total grant award of \$17,000 for the overall project with the following condition:
  - a. Approval of encroachment permits must be received for any canopy or building projection over the property line into the right of way.
2. The City Council can approve an alternative grant amount for the project that the Council finds meet its priorities for Campustown façades.
3. The City Council can refer this request back to staff or the applicants for additional information.

#### **CITY MANAGER'S RECOMMENDED ACTION:**

The new façade meets the intentions of the Campustown façade program and the Campustown Idea Book in that the proposed improvements greatly enhance the appearance of the building and add to the social and design character of Campustown. The project will also contribute to increased vitality and economic development through private investment in the area.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1 as stated above.

# Attachment A



## Attachment B

# Scoring Criteria for Campustown Façade Grants

To be used to evaluate competing grant applications and to advise City Council in awarding grants. **The purpose of the grant program is to promote investment that creates or expands use and interest within Campustown.** Higher scores will be given to projects that meet many of the Idea Book design concepts and create a significant visual or financial impact for the Campustown Area.

### **IDEA BOOK DESIGN CONCEPTS**

**Maximum Score 40 Points**

The number of points granted in this category shall be based upon the strength of the proposed improvement project to be consistent with the Design Concepts as identified in the Campustown Idea Book. Projects identifying compliance with more of the design concepts deserve more points.

### **VISUAL IMPACT**

**Maximum Score 30 Points**

- Improvements apply to more than one story on one facade
- Improvements apply to more than one storefront on one facade
- Improvements will create more visual significance because:
  - key, highly visual elements of the building are being improved
  - the building is prominently visible due to its location (e.g., it serves as a focal point from a street, is at a prominent intersection, or is larger than other buildings around it)

### **FINANCIAL IMPACT**

**Maximum Score 30 Points**

- Matching funds exceed the minimum dollar-for-dollar match
- The project includes improvements being made to
  - ensure public safety,
  - establish or preserve the building's structural integrity
  - resist water and moisture penetration
  - correct other serious safety issues
- The façade project is part of a larger project that improves other exterior or interior parts of the building
- The project helps to make use of space that has been unoccupied or used only for storage

# Attachment B



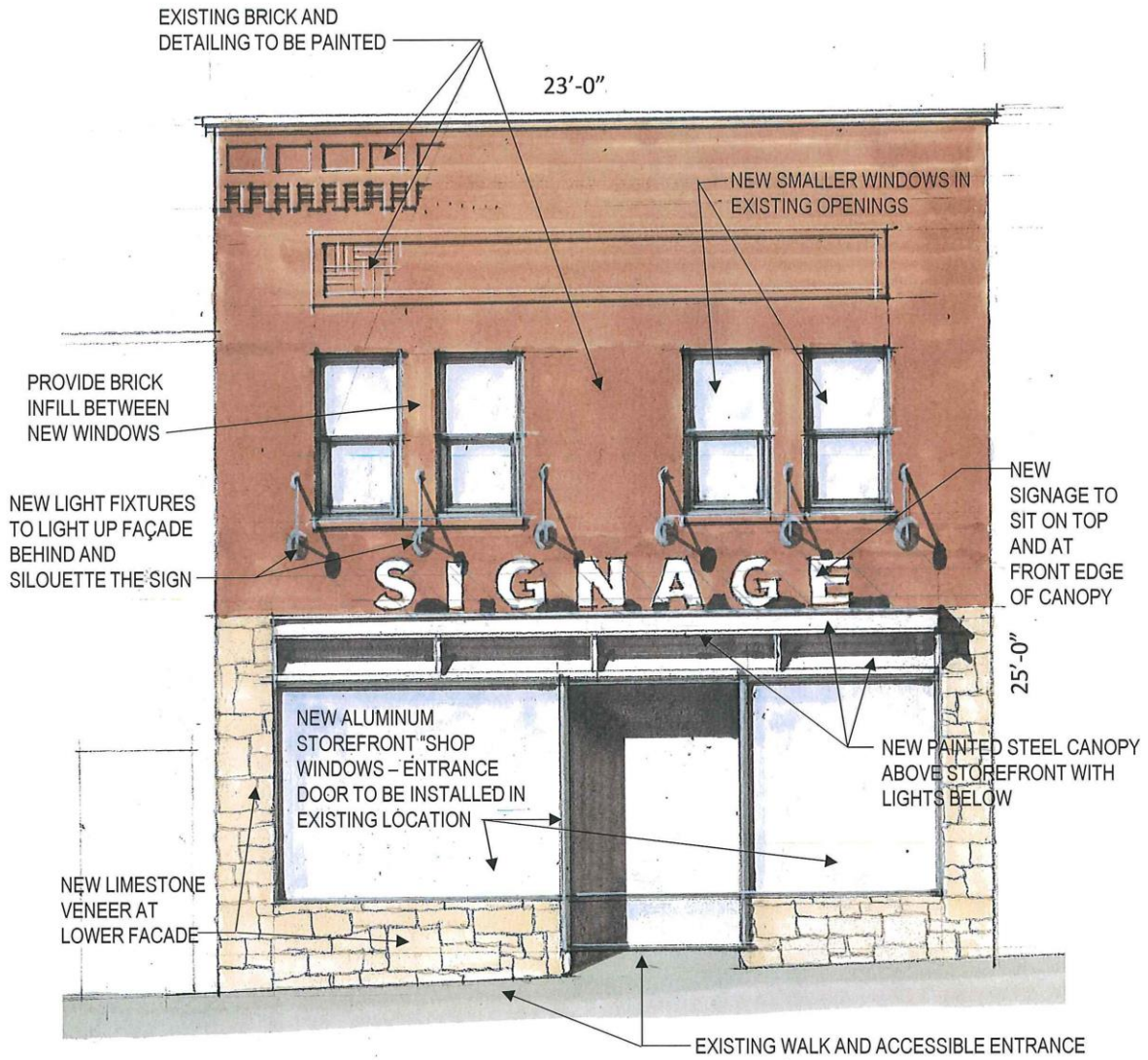
Prepared: 22 Feb 2018

120 WELCH AVENUE - AMES, IOWA

City of Ames - Campustown Façade Grant Application







Prepared: 22 Feb 2018

120 WELCH AVENUE - AMES, IOWA

City of Ames - Campustown Façade Grant Application



ITEM #: 20  
DATE: 03-27-18

### COUNCIL ACTION FORM

**SUBJECT: PURCHASE OF ALLEY BETWEEN NORTH DAKOTA AVENUE AND DELAWARE AVENUE (BETWEEN TORONTO STREET AND RELIABLE STREET)**

#### **BACKGROUND:**

On January 24, 2017, the City Council adopted Resolutions approving the sale of vacated portions of the alley between North Dakota Avenue and Delaware Avenue (between Toronto Street and Reliable Street) to adjacent property owners Le and Joan Lubka and Lile Parker Fox. The alley in question (located in Block 8 of the Original Town of Ontario) had been vacated by Ordinance No. 2688 on November 8, 1978. **Upon being sent for recording, the Auditor's Office notified the City that the Quit Claim Deeds contained incomplete legal descriptions. Since those legal descriptions had also been used for the Notices of Public Hearing, it is necessary to republish the Notices and record Deeds that contain the correct legal description.** The Utility Easements from Le and Joan Lubka and Lile Parker Fox will also be corrected and re-recorded since they contained the same inaccurate legal descriptions. The Legal Department has prepared Corrective Quit Claim Deeds and Easements.

#### **ALTERNATIVES:**

1. Set the date of public hearing for April 10, 2018, on the sale of the vacated right-of-way (portion of alley) between North Dakota Avenue and Delaware Avenue (between Toronto Street and Reliable Street).
2. Do not set the date of public hearing.

#### **MANAGER'S RECOMMENDED ACTION:**

It is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby setting the date of public hearing for April 10, 2018, on the sale of the vacated right-of-way (portion of alley) between North Dakota Avenue and Delaware Avenue (between Toronto Street and Reliable Street).

ITEM # 21&22  
DATE: 03-27-18

### COUNCIL ACTION FORM

**SUBJECT: VACATION AND CONVEYANCE OF APPLE PLACE AND PEACH LANE RIGHT-OF-WAY TO THE OLD ORCHARD/CREEKSIDE MOBILE HOME PARK**

#### **BACKGROUND:**

City of Ames staff has been approached by the owner of the Old Orchard/Creekside Mobile Home Park about vacating and acquiring Apple Place and Peach Lane right-of-way. **These are strictly internal streets to the park that provide access to the residents and an existing electric substation.**

In 1976, Apple Place and the west 203 feet of Peach Lane was dedicated to the City by the owners of the Old Orchard/Creekside Mobile Home Park. That dedication included a 3-foot-wide easement along both sides for snow removal and access to signs (See Attachment A). Since that time, the pavement in these areas has begun to deteriorate and needs repair. The owners of the mobile home park have requested that Apple Place and Peach Lane, along with the 3-foot-wide easement, be vacated and conveyed back to them so that they can repair the street pavement and have access control for parking issues that arise during Iowa State athletic events. They are also asking that the charges normally assessed when acquiring vacated right-of-way be waived.

If approved, the entire vacated area (not including the 3-foot-wide easement), along with additional area to the north and south along former S Riverside Drive, will be retained as a City access and utility easement (See Attachment B). **This easement area would maintain service access to the electric substation and existing utilities.** It is understood that the new easement will need to be signed by the property owner prior recording of this vacation and conveyance request.

Attachment A is the vacation plat and shows the area requested to be vacated. Attachment B shows the proposed access and utility easement that will be acquired upon approval of this street vacation.

#### **ALTERNATIVES:**

1. a. Set the date of public hearing as April 10, 2018 for the first reading to approve the vacation of Apple Place and a portion of Peach Lane.
- b. Set the date of public hearing as April 24, 2018 to approve the conveyance of vacated Apple Place and Peach Lane right-of-way to the owners of the Old Orchard/Creekside Mobile Home Park and waive the applicable charges.

2. a. Set the date of public hearing as April 10, 2018 for the first reading to approve the vacation of Apple Place and a portion of Peach Lane.
  - b. Set the date of public hearing as April 24, 2018 to approve the conveyance of vacated Apple Place and Peach Lane right-of-way to the owners of the Old Orchard/Creekside Mobile Home Park for the amount of \$41,438, as determined by City's standard formula.
3. Reconsider the vacation of Apple Place and Peach Lane.

**MANAGER'S RECOMMENDED ACTION:**

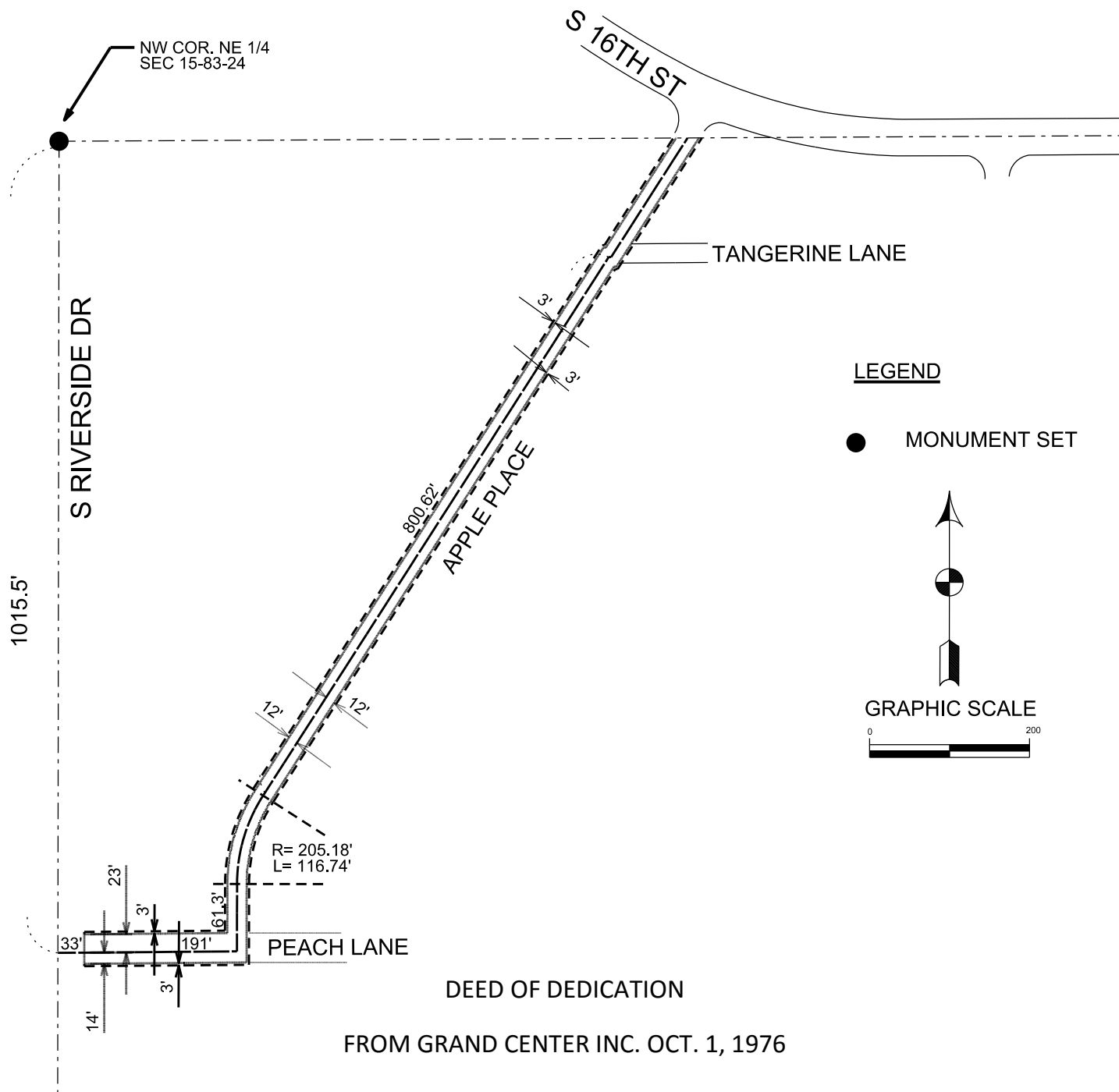
Because this road section is currently City right-of-way, all costs associated with maintenance and repair currently are the responsibility of the City. Vacation of the existing Apple Place and Peach Lane right-of-way and conveyance to the property owners of the Old Orchard/Creekside Mobile Home Park will allow them to make improvements to the existing street pavement and control access to the area during special events at ISU. The value of the vacated land as calculated by the City's standard formula is \$41,438, which is substantially less than the estimated costs for the repairs on these streets of \$433,000. **Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.**

Retaining the vacated area as an access and utility easement will provide the City with continued service access to the existing electric substation and utilities. Therefore, **it important to note that if action is taken on April 24, 2018 to convey the vacated right-of-way, it should be conditioned on receiving a signed new easement from the property owner prior to recording the vacation and conveyance of the current easement area.**

# EXHIBIT 'A'

## VACATION PLAT CITY OF AMES, IOWA ENGINEERING DIVISION

DATE: 2/23/2018



DEED OF DEDICATION

FROM GRAND CENTER INC. OCT. 1, 1976

A STRIP OF LAND TWENTY-FOUR (24) FEET WIDE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M. IN THE CITY OF AMES, STORY COUNTY, IOWA, THENCE SOUTH 1015.5 FEET; THENCE NORTH 89° 26' EAST 33 FEET TO THE POINT OF BEGINNING; 23 FEET NORTH AND 14 FEET SOUTH OF A LINE DESCRIBED AS FOLLOWS: CONTINUING NORTH 89° 26' EAST 191 FEET; THENCE 12 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: NORTH 0° 00' EAST 84.3 FEET TO THE POINT OF BEGINNING A 205.18 FOOT RADUIS CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 116.74 FEET, THENCE NORTH 32° 36' EAST 800.62 FEET; THENCE NORTH 89° 35' 50" EAST 3.0 FEET; THENCE NORTH 32° 36' EAST TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., IN THE CITY OF AMES, STORY COUNTY, IOWA.

THE UNDERSIGNED DOES FURTHER GRANT TO THE CITY OF AMES, IOWA A PERPETUAL EASEMENT OVER (3) THREE FEET ON EITHER SIDE OF SAID PUBLIC PLACE FOR SNOW REMOVAL USE AND PLACEMENT OF CITY AND TRAFFIC SIGNS.

RECORDED IN BOOK 157, PAGE 271 OF MISC., OCT. 14, 1976.

DATE
2/23/18
SCALE
1" = 200'
DRAWN
MD
FIELD BOOK
1
SHEET 1

# EXHIBIT 'B'

## PERMANENT INGRESS, EGRESS, AND UTILITY EASEMENT CITY OF AMES, IOWA ENGINEERING DIVISION


DATE: 2/23/2018

A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., IN THE CITY OF AMES, STORY COUNTY, IOWA, DESCRIBED AS FOLLOWS:

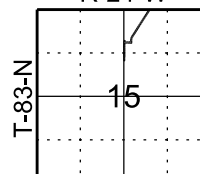
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., CITY OF AMES, STORY COUNTY, IOWA. THENCE S 00°04'55" W ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 971.47 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF THE FORMER C & NW RAILROAD, ALSO BEING THE POINT OF BEGINNING; THENCE N 32°42'23" E ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 55.64 FEET; THENCE S 00°04'55" W, A DISTANCE OF 53.78 FEET; THENCE S 87°35'20" E, A DISTANCE OF 157.35 FEET; THENCE 30.95 FEET ALONG A 25 FOOT RADUIS CURVE TO THE LEFT, WITH A CHORD BEARING OF N 44°42'03" E, A CHORD DISTANCE OF 29.01 FEET; THENCE N 04°02'48" E, A DISTANCE OF 35.21 FEET; THENCE 126.92 FEET ALONG A 219.40 FOOT RADUIS CURVE TO THE RIGHT, WITH A CHORD BEARING N 16°27'47" E, A CHORD DISTANCE OF 125.16 FEET; THENCE N 32°39'46" E TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 966.13 FEET; THENCE N 89°41'35" E ON SAID NORTH LINE, A DISTANCE OF 28.60 FEET; THENCE S 32°39'46" W, A DISTANCE OF 981.78 FEET; THENCE 113.16 FEET ALONG A 195.40 FOOT RADUIS CURVE TO THE LEFT, WITH A CHORD BEARING OF S 16°28'08" W, A CHORD DISTANCE OF 111.58 FEET; THENCE S 00°04'50" W, A DISTANCE OF 93.76 FEET; THENCE N 87°35'20" W, A DISTANCE OF 204.21 FEET; THENCE S 00°04'55" W, A DISTANCE OF 429.40 FEET; THENCE N 89°55'06" W, A DISTANCE OF 5.00 FEET; THENCE S 00°04'55" W, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 30, A DISTANCE OF 114.76 FEET; THENCE S 89°31'59" W, ON SAID NORTH RIGHT-OF-WAY, TO A POINT ON SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 15, A DISTANCE OF 25.00 FEET; THENCE N 00°04'55" E ON SAID WEST LINE, A DISTANCE OF 587.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 52,947.9 SF (1.21 AC)

NOTE: ALL BEARINGS ARE ASSUMED.

	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.	
	MYRON G DARINGER PRINTED OR TYPED NAME	DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019 _____		
PAGES OR SHEETS COVERED BY THIS SEAL: _____		

VICINITY SKETCH  
STORY COUNTY IOWA  
R-24-W

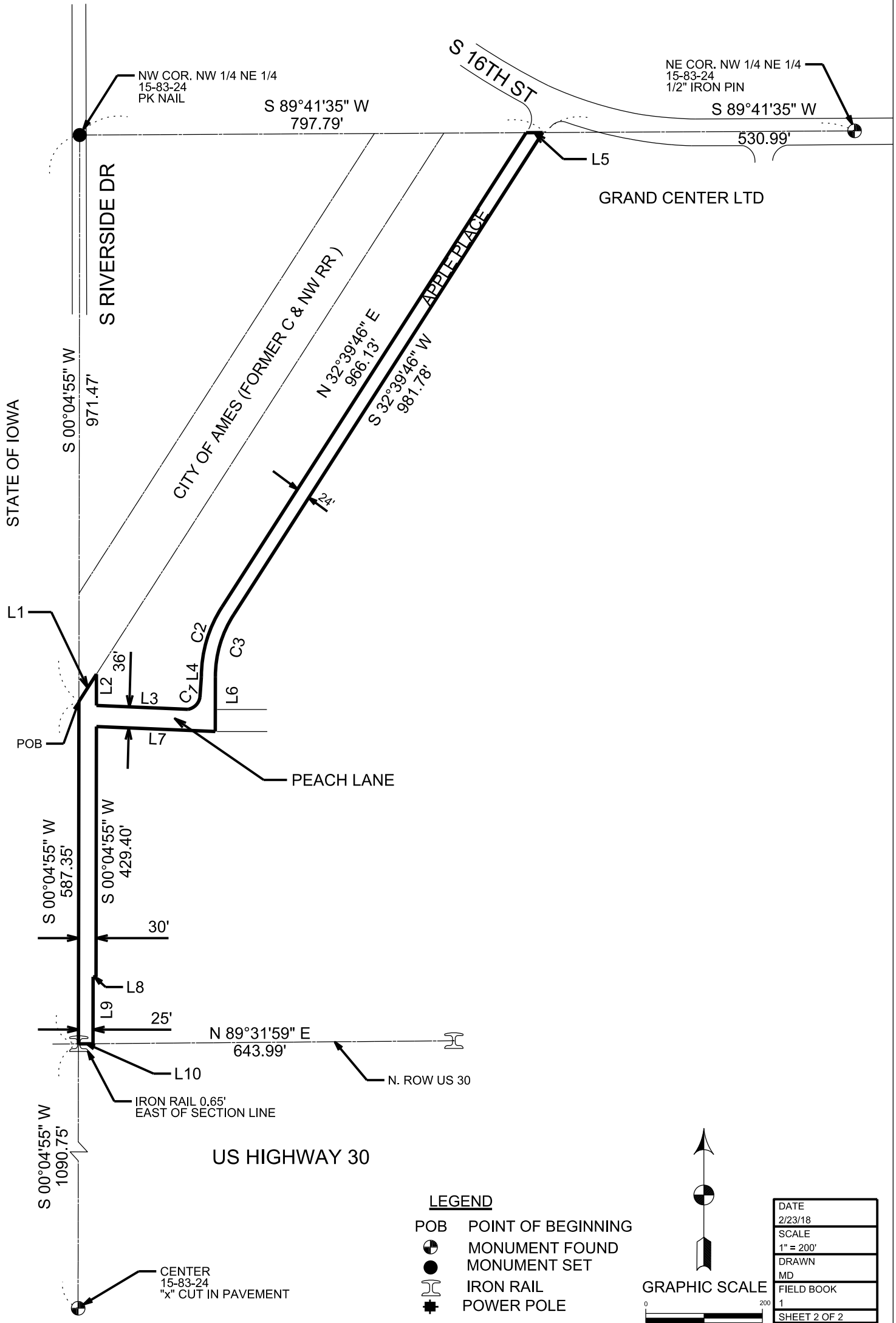


DATE 2/23/18
SCALE
DRAWN MD
FIELD BOOK 1
SHEET 1 OF 2

# EXHIBIT 'B'

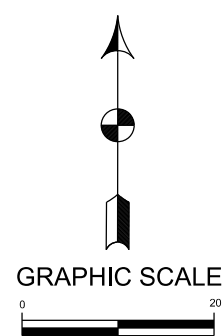
## PERMANENT INGRESS, EGRESS, AND UTILITY EASEMENT CITY OF AMES, IOWA ENGINEERING DIVISION

DATE: 2/23/2018



### LEGEND

- POB POINT OF BEGINNING
- ⊕ MONUMENT FOUND
- MONUMENT SET
- ⌵ IRON RAIL
- ⚡ POWER POLE



DATE	2/23/18
SCALE	1" = 200'
DRAWN	MD
FIELD BOOK	1
SHEET	2 OF 2

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S P A C E   A B O V E   R E S E R V E D   F O R   O F F I C I A L   U S E

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Return document to: City Clerk, 515 Clark Avenue, Ames IA 50010

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Document prepared by: Victoria A. Feilmeyer, City of Ames Legal Department, 515 Clark Ave., Ames, IA 50010 – 515-239-5146

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**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE VACATING THE APPLE PLACE AND PEACH LANE RIGHT OF WAY AND THREE FOOT SNOW REMOVAL AND SIGN PLACEMENT EASEMENT LOCATED IN THE OLD ORCHARD/CREEKSIDE MOBILE HOME PARK IN THE CITY OF AMES, IOWA.**

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

**SECTION 1. FINDINGS.** The City Council has authority, as described in article III, section 38A of the Constitution of the State of Iowa and in section 306.10 to vacate public rights of way. The Council has previously given notice of and conducted a public hearing as required by sections 306.11 and 306.12 of the Iowa Code, respectively. The City Council deems this ordinance appropriate, and necessary to protect, preserve, and improve the rights, privileges, property, peace, safety, health, welfare, comfort, and convenience of the City of Ames and its citizens, all as provided for in and permitted by section 364.1 of the Code of Iowa (2018).

**SECTION 2. VACATION AND CLOSING.** The portion of the public right of way (located generally at and commonly known as Apple Place and Peach Lane) is hereby vacated and closed where legally described as follows: *[See attached Exhibit 'A']*.

**SECTION 3. VACATION OF EASEMENT.** The easement over three (3) feet on either side of the aforesaid public right of way for snow removal use and placement of city and traffic signs is hereby vacated.

**SECTION 4.** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 5. REPEALER.** All other ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**SECTION 6. EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after the date of its passage and publication as provided by law.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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**DIANE R. VOSS, CITY CLERK**

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**JOHN A. HAILA, MAYOR**



**EXHIBIT 'A' – LEGAL DESCRIPTION (VACATED RIGHT OF WAY)**

A STRIP OF LAND TWENTY-FOUR (24) FEET WIDE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M. IN THE CITY OF AMES, STORY COUNTY, IOWA, THENCE SOUTH 1015.5 FEET; THENCE NORTH 89° 26' EAST 33 FEET TO THE POINT OF BEGINNING; 23 FEET NORTH AND 14 FEET SOUTH OF A LINE DESCRIBED AS FOLLOWS: CONTINUING NORTH 89° 26' EAST 191 FEET; THENCE 12 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: NORTH 0° 00' EAST 84.3 FEET TO THE POINT OF BEGINNING A 205.18 FOOT RADUIS CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 116.74 FEET, THENCE NORTH 32° 36' EAST 800.62 FEET; THENCE NORTH 89° 35' 50" EAST 3.0 FEET; THENCE NORTH 32° 36' EAST TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., IN THE CITY OF AMES, STORY COUNTY, IOWA.

**TO:** Mayor and City Council

**FROM:** Kelly Diekmann, Planning & Housing Director

**DATE:** April 10, 2018

**SUBJECT:** Continue public hearing for zoning text amendment related to public art installation in setbacks

**On January 9, 2018, the City Council directed staff to prepare a text amendment to allow for placement of public art in setbacks in coordination with Public Art Commission (PAC) approval.** This action was in response to a letter from Pat Brown, who is interested in creating an art corridor along South Duff Avenue. The intent is to promote the location of publically visible art installations on private property, as a coordinated effort between the City of Ames Public Art Commission and local businesses.

A public hearing was noticed for April 10th to have City Council consider the draft ordinance for the proposed change. However, more time is needed to allow staff time to work through the details of the public art easement requirements and the artwork selection process in coordination with the Public Art Commission.

Therefore, **Staff requests that on Tuesday night, April 10<sup>th</sup>, the City Council continue the hearing until the May 8<sup>th</sup> City Council meeting.**

**COUNCIL ACTION FORM**

**SUBJECT: ZONING TEXT AMENDMENT RELATED TO BUILDING HEIGHT AND ARCHITECTURAL DESIGN STANDARDS FOR ACCESSORY STRUCTURES IN THE (RI) RESEARCH PARK INNOVATION DISTRICT**

**BACKGROUND:**

The City Council referred a request for a zoning text amendment to the Department of Planning and Housing to allow an indoor tennis facility, constructed as an inflatable sports dome (bubble). The applicant, Ames Tennis Friends LLC represented by Chuck Winkleblack, has followed up the City Council referral with an application for a text amendment to the Zoning Ordinance. The text amendment would allow the proposed tennis facility in a structure, constructed as a sports dome (bubble) in the RI (Research Park Innovation District) at the Iowa State University Research Park, Phase III, on property located at 3600 University Boulevard. The proposed text amendment exempts the proposed accessory structure from certain building standards and guidelines.

The RI district “Development Standards” in Table 29.903(3) requires a minimum height of two stories in the Hub Activity Area, which includes the property at 3600 University Boulevard. “Architectural Design Guidelines” in Section 29.903(5)(d) have been adopted to promote a high level of architectural and site design features that signify the commitment to innovation and investment with visual interest and unique identity, site design incorporating stewardship of natural resources, district layout and development supporting the pedestrian environment, and green building techniques demonstrating the commitment to sustainability. The development standards and design guidelines apply to all principal and accessory buildings within the RI zoning district. Notably, there is a 2-story minimum height requirement in the Hub Commercial Area, which includes 3600 University Boulevard, and building design requirements for window glazing and façade materials.

Amendments to the RI zone development standards and architectural design guidelines are necessary to allow the construction of the indoor tennis sports dome as an accessory structure that does not meet the minimum height standard of two stories, and does not meet the architectural design guidelines for buildings in the RI zone. It is important to note these exemptions would only apply to accessory structures. A principal building would need to exist on a site prior to establishing an accessory structure. In this case the existing Ames Fitness building would be the principal structure.

### **Planning and Zoning Commission Recommendation:**

The Planning and Zoning Commission reviewed the requested amendment at its March 7, 2018 meeting. The Commission reviewed the need for the changes and consistency with the design requirements of the zoning district. The Commission then voted 6-0 to recommend approval of the text amendments for all accessory structures in the RI zoning district as proposed by staff.

### **ALTERNATIVES:**

1. The City Council can approve the proposed ordinance related to text amendments for all accessory structures in the RI (Research Innovation District) exempting accessory structures from a two-story height requirement and architectural design guidelines.
2. The City Council can propose alternative language for the proposed ordinance.
3. The City Council can deny the request for text amendments in the RI (Research Innovation District).
4. The City Council can request additional information and defer making a decision on the proposed ordinance.

### **CITY MANAGER'S RECOMMENDED ACTION:**

This amendment, although proposed in response to one particular property interest, would apply to other properties within the RI district. The change in a two-story height requirement is necessary for the tennis structure to be built and the exemption from the architectural design requirements is necessary for approval of the sports dome bubble design. Staff drafted the amendment to apply to all types of accessory structures, not just recreational use related structures.

The proposed text amendments do not undermine the intended character of the area and will accommodate the interests of the applicant.

**Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1 to approve the zoning text amendment.**

**ORDINANCE NO.**

**AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING TABLE 29.903(3) AND ENACTING A NEW TABLE 29.903(3) AND ENACTING A NEW SECTION 29.903(5)(d)(iv) THEREOF, FOR THE PURPOSE OF RESEARCH AND INNOVATION ZONING DISTRICT ACCESSORY BUILDING STANDARDS; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT AND ESTABLISHING AN EFFECTIVE DATE.**

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

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting a new Table 29.903(3) and Section 29.903(5)(d)(iv) as follows:

**“Sec. 29.903. Research Park Innovation District (RI)**

...

(3) **Zone Development Standards.** The zone development standards applicable in the RI Zone are set forth in Table 29.903(3) below:

**Table 29.903(3)  
Development Standards**

<b>DEVELOPMENT STANDARDS</b>	<b>RI ZONE</b>
Maximum FAR	.35 for areas outside of Hub Activity Area/ No limit within Hub Activity Area
Minimum Lot Area	One Acre
Minimum Lot Frontage	100 ft.
Minimum Building Setbacks:	
Street Lot Line University Ave	30 ft.
Street Lot Line	10 ft.
Side Lot Line	10 ft.
Rear Lot Line	10 ft.
Lot Line Abutting a Residential Zoned Lot	50 ft.
Maximum Building Setbacks in Hub Activity Area for Principal Facade, excepting central common area	20 ft.
Landscaping in Setbacks Abutting an R Zoned Lot	20 ft. with High Screen. See Section 29.403
Maximum Impervious Surface Coverage	70%
Minimum Landscaped Area	20%
Maximum Height	100 ft.
Minimum Height Hub Activity Area, except accessory structures	2-Stories
Parking Allowed Between Buildings and Streets	Yes

DEVELOPMENT STANDARDS	RI ZONE
Parking Location	Parking within the public right-of-way may count toward required on-site parking in the Hub Activity Area for an adjacent individual site as approved with a site development plan.  Parking must be setback a minimum of 20 feet from a street lot line.
Drive-Through Facilities Permitted	No
Outdoor Display Permitted	No
Outdoor Storage Permitted-not between building and the street	Yes, See Section 29.405; Screened per Section 29.403(1)(c)
Trucks and Equipment Permitted	Yes

*(Ord. No. 4223, 8-11-15; Ord. No. 4232, 10-13-15; Ord. No. 4312, 6-27-17)*

...

(5) **Design Guidelines.**

...

(d) **Architectural Design Guidelines.**

...

(iv) These architectural design guidelines are not mandatory for accessory structures.”

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

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

Passed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Diane R. Voss, City Clerk

\_\_\_\_\_  
John A. Haila, Mayor

**COUNCIL ACTION FORM**

**SUBJECT: CYRIDE BUS HOIST REPLACEMENT PROJECT**

**BACKGROUND:**

CyRide’s current bus hoists are original to the building. They were constructed in 1983 and, therefore, are more than 35 years old. They are in poor condition and the infrastructure is corroding to the point where they can no longer be repaired, which could result in failure of the lifts, possibly with a bus raised. Therefore, CyRide included in the 2017-22 Capital Improvements Plan a project to replace the three hoists in the Maintenance Shop during the 2017-18 budget year at a total estimated cost of \$430,000.

CyRide retained an architectural and engineering consultant, ASK Studio, to develop plans and specifications for the replacement project. During the design process, the estimated replacement cost increased to \$506,261 due to additional facility construction identified that would be needed to accommodate the new lifts.

Funding to support this projects is as follows:

<b>Funds Available</b>	<b>Dollars</b>
State Public Transit Infrastructure Grant(PTIG) Funds - 80%	\$ 405,009
CyRide’s Capital Budget – 20%	\$ 101,252
<b>Total Available</b>	<b>\$ 506,261</b>

After the plans and specifications were completed and approved by the City Council, bids were released on February 28, 2018. The work contained in the bid included the base bid for replacement of two in-ground bus lifts, as well as the first alternate to include the third hoist and a second alternate to add epoxy coating to protect the floor in the portion of the maintenance area where the hoists will be replaced. Bids were received on March 29, 2018 with the following results:

<b>Bidders</b>	<b>Base Bid</b> Replace two in-ground bus lifts	<b>Alternate #1</b> Add replacement of third in-ground bus lift	<b>Alternate #2</b> Add epoxy floor coating
<b>Henkel Construction Co.</b>	<b>\$313,750</b>	<b>\$160,000</b>	<b>\$43,000</b>
<b>Woodruff Construction, LLC</b>	<b>\$369,369</b>	<b>\$159,777</b>	<b>\$91,750</b>

Based on a bid analysis, both bids are from responsible bidders and are within the range of project cost estimates. CyRide staff and the A&E consultant believe that the base bid and alternate #1 from Henkel Construction Company represent a good value to the organization. However, it would be a better use of project funds to **not accept Alternate #2** for the installation of a protective epoxy floor coating. Instead, the remaining available funding would be reserved for project contingency. **Therefore, the total contract amount would be for \$473,750.** Funding for coating the entire maintenance area floor (as opposed to the three bays only) can be programmed at a later date as a separate project.

The Transit Board of Trustees approved the bus hoist project award to Henkel Construction Company at its April 4, 2018 board meeting.

**ALTERNATIVES:**

1. Award a contract to Henkel Construction Company of Mason City, Iowa for the based bid and Alternate #1 in the total amount of \$473,750.
2. Reject the bids and direct staff to modify the project to reflect City Council priorities and rebid the project.

**CITY MANAGER'S RECOMMENDED ACTION:**

This project will replace 35-year old equipment in poor condition that is used to provide an essential function at CyRide.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the contract award to Henkel Construction Company for \$473,750.



**COUNCIL ACTION FORM**

**SUBJECT: NORTH RIVER VALLEY LOW-HEAD DAM IMPROVEMENTS**

**BACKGROUND:**

The City of Ames constructed a low-head dam on the South Skunk River in 1984 to create a pool of water in the primary recharge zone for the aquifer that feeds the City's Downtown Well Field. This provided a means to increase the capacity of these wells during periods of drought. While the City has never promoted recreation at the dam, it is evident that the low-head dam attracts members of the public who use the area for recreation. Low-head dams can pose a serious drowning hazard due to the recirculation effect which occurs immediately downstream. Therefore, in 2013 the City initiated a project to modify the dam with features that create safe recreational opportunities while still allowing for aquifer recharge during drought.

In April 2016, RiverRestoration.org was awarded a contract to design this project. Prior to the start of design, staff hosted a stakeholder input meeting where representatives from the Skunk River Paddlers, Iowa Department of Natural Resources, Prairie Rivers of Iowa, the Parks & Recreation Commission, and an adjacent property owner attended. These stakeholders were able to learn about the project and help develop a list of project goals, beyond the first and foremost goal of improved safety.

In March 2017, staff presented Council with three different alternatives for the project. Alternative A included only the minimal amount necessary to mitigate the safety risk and comply with Iowa DNR requirements. Alternative B included the full in-stream recreation components, and Alternative C added bank-side improvements and park amenities. City Council voted to move forward with Alternative C. With that direction, staff proceeded with completion of the plans and specifications, meeting with the stakeholder groups throughout the design process to get their input.

The majority of the project will take place on City-owned property. However, a small portion of the project to be constructed on the downstream end is owned by Iowa State University. The University has agreed, with provisions for site restoration, to provide construction access in support of the North River Valley Low-Head Dam Improvements. The City is in discussions with Iowa State to acquire this property, but it will likely take time for this to be completed. In the interim, ISU has provided the attached Right of Entry agreement to allow construction of these important safety improvements. The City Attorney's Office has reviewed the agreement and has no objections, but does want Council to be aware that the agreement includes an indemnification clause (paragraph 11).

The project was previously bid in December 2017, but Council rejected the single bid of \$825,899 because it was substantially over the engineer's estimate. Staff worked with the design firm to modify the project specifications, and all of the bank-side seeding and planting work was included as a bid alternate. The specifications also allowed for a longer construction window providing more contractor flexibility. Work under the contract is to be completed by October 30, 2018.

A second notice to bidders was issued on February 27, 2018. The results of the bids are as follows:

<b>Contractor</b>	<b>Base Bid</b>	<b>Bid Alternates</b>	<b>Total Bid</b>
<i>Engineer's Opinion of Probable Cost</i>	\$697,438.00	\$18,916.00	\$ 716,354.00
RW Excavating	\$733,614.88	\$42,920.00	\$ 776,534.88
Shekar Engineering	1,113,876.50	\$24,075.07	\$1,137,951.57

Current funding for the project is as follows:

Grant Funds

Low Head Dam Safety Grant (2009)	\$ 75,000
Low Head Dam Safety Grant (2016)	85,000
Low Head Dam Safety Grant (2017)	112,901
Water Trails Enhancement Grant (2017)	120,000
<b>Subtotal</b>	<b>\$392,901</b>

Local (City) Funds

Water Utility Fund – FY 13/14 CIP	\$ 75,000
Water Utility Fund – FY 16/17 CIP (from Source Water CIP Project)	150,000
Parks System Improvements - FY 15/16 CIP Add Recreation Features	40,000
Local Options Sales Tax	60,000
General Fund (FY 16/17)	150,000
<b>Subtotal</b>	<b>\$475,000</b>

In-Kind Donations/Services

Iowa Whitewater Coalition - confirmed	\$1,000
Hawkeye Fly Fishing Assoc. – confirmed	1,000
Ames Outdoor Alliance – confirmed	1,000
Iowa Department of Natural Resources (construction Inspection services)	71,600
City of Ames Park & Recreation staff (tree removal)	16,000
<b>Subtotal</b>	<b>\$90,600</b>

**Total Available Funding** **\$958,501**

The current estimated cost for the project is as follows:

<u>Total Project Costs</u>	
Engineering	\$ 126,010
Mussel Survey (permit required)	30,153
Construction (low bid received)	776,535
Construction Inspection	71,600
<u>Contingency</u>	<u>70,887</u>
<b>Total Estimated Project Cost</b>	<b>\$1,075,185</b>

A 10% contingency would be ideal, given the more challenging conditions of the construction. The project funding shown above is short \$116,684. **If Council chooses to proceed with the base bid plus all alternates, staff would make year-end budget amendments to the Low Head Dam project budget using savings from other projects as described below.** This would provide a contingency of just over 9%.

Source Water Protection (Water)	\$50,000
Ada Hayden Monitoring (Water)	\$24,000
North & South River Valley Softball Field Renovation	\$ 7,150
North River Valley Park Baseball Field Removal	\$12,669
<u>Ada Hayden Heritage Park Prairie Restoration</u>	<u>\$22,865</u>
Total	\$116,684

It should be noted that \$74,000 of these projects savings would come from Water Utility CIP projects in the Water Fund, and \$42,684 would come from Parks and Recreation facility project savings from the Local Option Sales Tax Fund.

**ALTERNATIVES:**

1. a) Award a contract for the base bid plus bid alternates to RW Excavating Solutions of Prairie City, Iowa in the amount of \$776,535.
  - b) Approve a resolution to enter into a Right of Entry Agreement with Iowa State University for access on the portion of land owned by Iowa State University.
2. a) Award a contract for the base bid only. This would eliminate most of the softscape features on the bank-side (such as seeding, mulching, tree planting) from the scope of the project.
  - b) Approve the Right of Entry Agreement with Iowa State University.
3. Do not approve a contract or Right of Entry agreement at this time.

**CITY MANAGER’S RECOMMENDED ACTION:**

As a result of the inherent danger of the City’s low-head dam in North River Valley Park, staff has recommended a modification to the dam that will significantly reduce the downstream recirculation effect. Staff has worked diligently with stakeholders to provide an opportunity to not only increase the safety associated with the City’s low-head dam, but to also create a unique recreational facility not available elsewhere in the community.

The low bid on this project again exceeded the engineer’s estimate. Staff has identified savings from Water Utility CIP projects and from Parks and Recreation CIP projects that will cover the base bid, all bid alternates, and provide a modest contingency. Staff believes that the likelihood of obtaining lower bids by rebidding the project a third time is unlikely.

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

**City of Ames – Iowa State University  
N. RIVER VALLEY PARK – LOWHEAD DAM  
RIGHT OF ENTRY AGREEMENT**

This Right of Entry Agreement (“Agreement”) is made and entered into as of \_\_\_\_\_, 2018 by and between Iowa State University of Science and Technology (“ISU”), 1530 Beardshear Hall, 515 Morrill Road, Ames, Iowa 50011, and City of Ames, “Owner”, 515 Clark Avenue, Ames, Iowa \_\_\_\_.

1. **Term.** The term of this Agreement shall commence on April 25, 2018 and expire on December 1, 2018. However, if Owner has completed its use of the Property (as defined below) prior to the expiration date and so states in writing, then this Agreement shall immediately terminate.

2. **Location.** During the Term, ISU grants Owner the right to enter and use the following property owned by ISU (“Property”):

The area east of River Valley Park as shown in Exhibit A and generally described as stream banks along the Skunk River.

See Exhibit A for a depiction of the Property.

3. **Use.** During the Term, Owner and its contractors shall have the right to enter and use the Property solely to support of Owner’s low head dam improvement project located on Owner’s property (“Project”). Owner shall comply with all applicable laws, regulations, ordinances and administrative or government orders when using the Property.

4. **Approval of Plans.** Owner shall submit to ISU for approval Owner’s plans for its use of the Property. ISU shall notify Owner of its approval or rejection of such plans within fourteen days of ISU’s receipt of the plans. ISU’s approval shall not be unreasonably withheld. Owner shall adhere to such approved plans.

5. **Representatives.** Owner shall coordinate its use of the Property with the ISU representative. The ISU representative is Ben Haywood, 515-357-8633, [bhaywood@iastate.edu](mailto:bhaywood@iastate.edu) . Owner shall designate at least one representative to serve as the liaison with ISU regarding this Agreement and provide ISU with the contact information for the designated representative(s) Christina Murphy, 515-239-5257, [cmurphy@city.ames.ia.us](mailto:cmurphy@city.ames.ia.us)

6. **Access.** Owner's entrance to and exit from the Property shall be over reasonable routes of access designated by the ISU representative in coordination with the Owner’s representative, a minimum of two weeks prior to contractor mobilization. Tree protection will be provided in accordance with the ISU representative. The Owner will notify ISU representative of the contractor start date a minimum of one week prior to construction commencing.

7. **Utilities and Tile Line Crossings.** All crossings of existing sewers, water lines, electric lines, tile lines, or other existing facilities shall be coordinated with and subject to the approval of the ISU representative.

8. **Restoration of Property.** Prior to the expiration of the Term, Owner shall, at its expense, restore the Property to the satisfaction of ISU by removing all soil and debris remaining from Owner’s Project, heavily compacted areas will be mechanically loosened, 6” of topsoil placed and neatly grade any areas on the Property disturbed by Owner’s Project. Disturbed areas will be seeded with ISU approved lawn or native seed mix.

9. **Rights Reserved.** ISU reserves to itself the right to the full use of the Property for any purpose it sees fit which does not interfere with Owner’s rights herein granted.

10. **Liability.** Owner shall promptly reimburse ISU for any damage to the Property caused by Owner or its officers, employees, agents or contractors. Owner shall remain fully liable and is responsible for all work done by any contractor retained by Owner.

11. **Indemnification.** Owner shall indemnify and hold harmless ISU, the Board of Regents – State of Iowa, the State of Iowa and their respective officers, employees and agents from any claims from third parties arising out of the negligent or wrongful acts or omissions of Owner or its officers, employees, agents or contractors.

12. **Insurance.** Owner shall require its contractors who will be present on ISU property to maintain the insurance coverage set forth in Exhibit B.

13. **Notices.** Notices relating to this Agreement shall be in writing and shall be delivered by messenger or overnight carrier to the other party at the address set forth above or such other address as may be given in writing in accordance with this Section. Notice shall be deemed effective upon receipt.

14. **Miscellaneous.** This Agreement (including Exhibits A and B) constitutes the entire agreement between the parties with respect to the subject matter of this Agreement and supersedes all prior agreements, whether written, oral, or implied. This Agreement shall not be modified without the written mutual consent of the parties. The failure of either party to require performance of any term or condition of this Agreement by the other party shall not constitute a waiver to subsequently enforce such term or condition. The invalidity or illegality of one or more provisions of this Agreement shall not affect the enforceability of the remaining provisions. The parties' rights and obligations in this Agreement that, by their nature, would continue beyond the termination of this Agreement shall survive such termination. This Agreement may not be assigned or transferred by either party without the prior written consent of the other party, which shall not be unreasonably withheld. Nothing in this Agreement creates any partnership or joint venture between the parties. This Agreement shall be construed in accordance with the laws of the State of Iowa, without giving effect to its conflicts of law provisions, and any litigation or actions commenced in connection with this Agreement shall be instituted in a court of competent jurisdiction in the State of Iowa.

15. **Counterparts; Authorization.** This Agreement may be executed in any number of counterparts and delivered by electronic transmission in PDF format. Each party represents and warrants that the person executing this Agreement on its behalf is authorized to do so.

Iowa State University of Science and Technology
By: _____
Name: Paul Fuligni
Title: Associate Vice President for Facilities Planning and Management
Date: _____

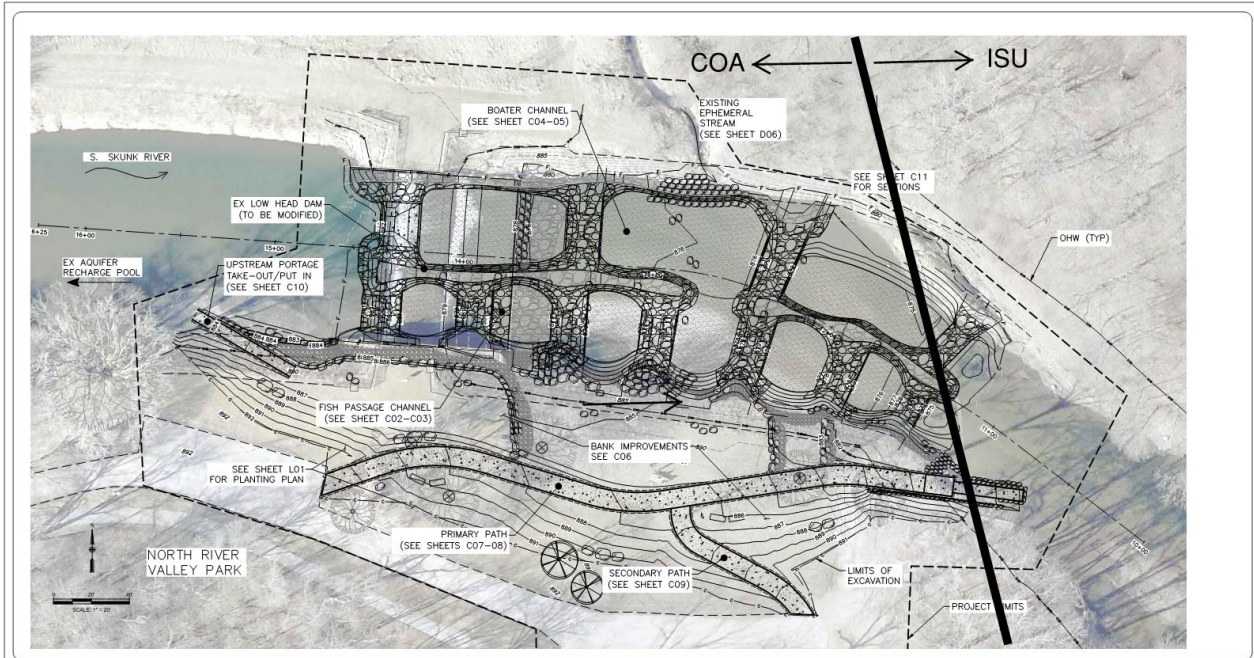
CITY OF AMES, IOWA

By: \_\_\_\_\_  
John A. Haila, Mayor

ATTEST:

By: \_\_\_\_\_  
Diane R. Voss, City Clerk

# EXHIBIT A Depiction of Property



**NORTH RIVER VALLEY PARK  
LOW HEAD DAM IMPROVEMENTS  
SITE PLAN**

FINAL REVIEW SET - NOT FOR CONSTRUCTION

No.	REVISION/UPDATE	DATE

**CLIENT NAME AND ADDRESS**  
**CITY OF Ames**  
 City of Ames  
 Water & Pollution Control Dept.  
 1000 East 13th Street  
 Ames, IA 50010  
 www.CityOfAmes.org

**DESIGN FIRM NAME AND ADDRESS**  
**RIVER RESTORATION**  
 RiverRestoration.org, LLC  
 P.O. Box 245  
 Carbondale, CO 81623  
 www.RiverRestoration.org

**PROJECT NAME AND ADDRESS**  
 North River Valley Park  
 Low Head Dam Improvements  
 Ames, IA 50010

**RDC Project #**  
23003

**Date**  
November 2017

**Scale**  
1" = 20' (NAD 83)

**Sheet** **CO 1**



**EXHIBIT B**  
**INSURANCE REQUIREMENTS**

During the term of this Agreement, Owner shall require its contractors who will be present on ISU property to maintain the insurance coverage below. Certificates evidencing such insurance coverage must be submitted to ISU's Office of Risk Management at least ten days prior to using the Property.

Commercial General Liability

Each Occurrence Limit   \$1,000,000

Business Automobile Coverage

\$1,000,000 each accident limit for bodily injury and property damage

Coverage must include all owned, leased, hired, non-owned and employee non-owned vehicles.

Workers' Compensation (Statutory) & Employers Liability

As required by the laws of the State of Iowa.

Additional Requirements

- Carriers providing coverage must be at least A- Class VII rated by A.M. Best Company.
  
- The State of Iowa; Board of Regents, State of Iowa; and Iowa State University must be named as additional insureds for General Liability and Excess Liability with respect to all operations and related work and shall provide that such insurance applies separately to each insured against whom claim is made or suit is brought. The additional insureds shall be added under CG 2026 endorsement or older edition dates and attached to the certificate of insurance. Additional insured status shall be on a primary and non-contributory basis.
  
- Iowa State University requires occurrence coverage. The certificates should be marked "occurrence." If there is no box marked "occurrence," we require the notation "occurrence form" in the Special Conditions box.
  
- Contractor must maintain insurance coverage throughout the term of the work. Failure to maintain insurance coverage throughout the term shall be considered a breach of Agreement.
  
- All policies must be written on a primary basis, non-contributory with any other insurance and/or any self-insured funds of Iowa State University; State of Iowa; and Board of Regents, State of Iowa.
  
- As allowable, the policies shall provide a waiver of subrogation in favor of Iowa State University; Board of Regents, State of Iowa; and the State of Iowa.
  
- All policies and endorsements may not be non-renewed, cancelled or materially changed or altered unless thirty (30) days' advance written notice via certified mail is provided to Iowa State University, Office of Risk Management.

The certificate(s) must be sent to:  
Iowa State University  
Office of Risk Management  
3618 Administrative Services Building, Ames, IA 50011-3618  
Phone: 515-294-7711     E-mail: orm@iastate.edu

**COUNCIL ACTION FORM**

**SUBJECT: POWER PLANT WINDOW REPLACEMENT**

**BACKGROUND:**

On February 27, 2018, City Council approved preliminary plans and specifications for the Power Plant Window Replacement project. The existing windows are original to the building which date back to the 1940's and are in need of replacement. For the last several years, staff maintenance has been trying to seal the block windows from leaks but have had little success. Another section of windows are made of plastic translucent paneling that has become weak and brittle over the years. Both the block windows and the plastic panel windows will be replaced with curtain wall glass windows. This will reduce leaks and make the building more energy efficient.

Bid documents were issued to twelve companies. The bid was advertised on the Current Bid Opportunities section of the Purchasing webpage and a Legal Notice was published in the Ames Tribune. The bid was also sent to two plan rooms.

On March 29, 2018, three bids were received as shown below. The Architect's estimate of the cost of this project is \$280,000.

BIDDER	LUMP SUM COST	SALES AND /OR USE TAXES INC.	ALTERNATE #1
The Wilson Group, Inc Greenwood, MO	\$181,180.00	\$4,215.00	
HPC, L.L.C. Ames, IA	\$262,000.00	\$7,184.00	\$5,000
Henkel Construction Company Mason City, IA	\$278,200.00	\$1,200.00	

**Staff reviewed the bids carefully, checked the apparent low bidder's references, and confirmed that their bid was complete and the quality of past work is acceptable. Staff thus concluded that the apparent low bid submitted by The Wilson Group, Inc, Greenwood, MO, in the amount of \$181,180.00 (inclusive of Iowa sales tax) is acceptable.**

The approved FY2017/18 Power Plant CIP for Power Plant Building Modifications includes \$350,000 for this project.

**ALTERNATIVES:**

1. Award a contract to The Wilson Group, Inc, Greenwood, MO, for the Power Plant Window Replacement in the amount of \$181,180.00 (inclusive of Iowa sales tax).
2. Award the contract to one of the other bidders.
3. Reject all bids and delay this project.

**CITY MANAGER'S RECOMMENDED ACTION:**

This replacement of the windows at the Power Plant is needed to help maintain safe and energy efficient working conditions at the Power Plant.

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

**COUNCIL ACTION FORM**

**SUBJECT: AWARD OF CONTRACTS FOR (1) 69KV SF6 CIRCUIT BREAKERS AND 13.8KV CAPACITOR BANK FOR TOP-O-HOLLOW SUBSTATION EXPANSION AND (2) ROUTINE BREAKER REPLACEMENTS**

**BACKGROUND:**

On February 27, 2018, City Council approved preliminary plans and specifications for furnishing (1) two 69kV circuit breakers and capacitor bank for Top-O-Hollow Substation, and (2) two additional circuit breakers

Bid documents were issued to twenty-seven companies. The bid was advertised on the Current Bid Opportunities section of the Purchasing webpage and a Legal Notice was published in the Ames Tribune. The bid was also sent to four plan rooms.

On March 28, 2018, seven bids were received as shown on the attached report. Electric Services staff reviewed the bids and concluded that each of the low bids is acceptable. The recommended awards are as follows:

- Bid No. 1 69kV SF6 Circuit Breakers – Siemens Industry, Inc, Richland, MS for \$150,442.00 (inclusive of Iowa sales tax).
- Bid No. 2 13.8kV Capacitor Bank – Controllix Corporation, Walton Hills, OH for \$98,105.00, plus applicable sales taxes (in the amount of \$6,643.35) to be paid directly by the City of Ames to the State of Iowa.

The Engineer's estimated cost of this equipment is \$296,000. This includes \$196,000 for the Top-O-Hollow Substation 69kV Breakers and Capacitor Bank for the CIP project, as well as \$100,000 for 69kV routine breaker replacements within the operating budget. Bidding these routine replacements along with the CIP project will allow the City to receive better pricing.

The approved FY 2017/18 CIP for Electric Services includes \$1,950,000 for construction under the Top-O-Hollow Substation Expansion and Breaker Addition project, which will cover the two kV breakers and the capacitor bank for that project. Iowa State University will also provide funding for this project. ISU's share of the project is based on a load-ratio-share of the 69kV portion of this project at the time of implementation. For budgetary purposes, staff is assuming the ISU load ratio share to be 7% of the total project cost.

Originally this project was budgeted to provide overhead transmission lines from the substation. After review of the location, discussions with neighboring residents, and

considering the advantages for increased reliability, staff determined that the lines leaving the substation should be installed underground. Underground lines allow the substation design to be more compact and eliminate the need to build a storm water retention pond on the site.

To cover the revised engineer's estimate including underground lines, the following unspent funds from three other current or recent CIP projects have been moved to this project: \$800,000 from Transmission Reconstruction, \$332,652 from 69kV Switchyard Relay, and \$271,843 from Street Lights, for a total of \$1,404,495. These funding transfers are being included in the FY 2017/18 final amendments which will be presented to Council in May. A table showing the current budget together with expenditures is included at the end of this Council Action Form.

The approved FY 2018/19 Operating Budget includes \$150,000 to purchase the two 69kV routine-replacement breakers.

**ALTERNATIVES:**

1. a. Award a contract to Siemens Industry, Inc, Richland, MS, for Bid No. 1, Furnishing 69kV SF6 Circuit Breakers in the amount of \$150,442.00 (inclusive of Iowa sales tax).
- b. Award a contract to Controllix Corporation, Walton Hills, OH, for Bid No. 2, Furnishing 13.8kV Capacitor Bank in the amount of \$98,105.00, plus applicable sales taxes (in the amount of \$6,643.35) to be paid directly by the City of Ames to the State of Iowa.
2. Reject all bids and delay the purchase.

**CITY MANAGER'S RECOMMENDED ACTION:**

This equipment is necessary to complete the planned upgrade of the Top-O-Hollow substation will allow Electric Services to continue providing safe, reliable service to customers in the City.

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

To date the Top-O-Hollow CIP project budget has the following items encumbered:

<b>\$1,950,000</b>	FY 2017/18 CIP amount budgeted for construction
<b><u>\$1,404,495</u></b>	Additional funds transferred from budgeted CIP funds for 69kV Transmission Reconstruction (\$800,000), Street Light (\$271,843) and 69kV Switchyard Relay & Controls (\$332,652)
<b>\$3,354,495</b>	
	<u>H K Scholz</u>
\$599,231	Actual cost for switchgear and control panels
	<u>RESCO</u>
\$35,755.07	69kV Switches
\$27,895.27	Instrument Transformers
\$6,530.58	69kV Switches
	<u>Kriz-Davis Co. – BSE</u>
\$42,003.18	Steel Structures
	<u>Siemens Industry, Inc</u>
<b>\$150,442</b>	<b>(2) 69kV Breakers (pending Council approval of award for this agenda item)</b>
	<u>Controllix Corporation</u>
<b>\$104,748.35</b>	<b>(1) 13.8kV Cap Bank (pending Council approval of award for this agenda item)</b>
	<u>To Be Determined</u>
<b><u>\$1,620,000</u></b>	*Estimated cost for construction (on this current Council agenda for approval of Plans & specs)
\$2,586,605.45	Costs committed to date for project
<b>\$767,890</b>	<b>Remaining Project Balance</b> for the CIP Project.

**COUNCIL ACTION FORM**

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

**BACKGROUND:**

At the January 23<sup>rd</sup> City Council meeting, the City Council directed staff to develop plans and specifications for infrastructure improvements for the extension of Tripp Street through the parcel at 321 State Avenue. The extension of infrastructure will serve future development of a mixed-income housing subdivision at 321 State Avenue. **This project will extend Tripp Street from Wilmoth Avenue to State Avenue. It also includes water main and storm water improvements.**

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

<i>Bidder</i>	<i>Base Bid</i>	<i>Base + Alt. A (Asphalt)</i>	<i>Base + Alt. B (Concrete)</i>	<i>(To be reimbursed by Ames Electric)</i>
Engineer's estimate	\$438,079.25	\$560,013.25	\$558,481.25	(\$11,242.50)
Keller Excavating	\$389,882.48	\$491,081.38	\$530,351.48	(\$22,746.98)
Con-Struct Inc.	\$407,737.36	N/A	\$518,105.86	(\$23,110.15)

The bids for this project consisted of a base bid and two alternate bids for the street pavement. Alternate A is for asphalt pavement and Alternate B is for concrete pavement. The Base Bid included the installation of 6" electric conduit and a vault to facilitate system improvements for Ames Electric. Ames Electric will provide reimbursement for these non-development related costs.

Engineering and administration costs are estimated to be \$75,000 with the low bid of \$491,081.38, brings the **total estimated project costs to \$566,081.38.**

As part of the City's 2017/18 CDBG Annual Action Plan projects, \$650,000 of CDBG funds has been identified along with an additional \$250,000 of unobligated General Obligation Bond Funds, and \$22,747 from the Electric Extension and Improvements fund for **total funding of approximately \$923,000.** Remaining funds from the construction of the Tripp Street extension will be needed to facilitate additional utility extensions for the development of future lots.

**ALTERNATIVES:**

1. a. Accept the report of bids for the 2017/18 CDBG Public Infrastructure Improvements Program (Tripp Street Extension).  
  
b. Approve the final plans and specifications for this project.  
  
c. Award the 2017/18 CDBG Public Infrastructure Improvements Program (Tripp Street Extension) to Keller Excavating in the amount of \$491,081.38.
2. Award the contract to another bidder.
3. Reject the award and direct staff to modify the project for a future bid letting.
4. Do not proceed with the project at this time.

**CITY MANAGER'S RECOMMENDED ACTION:**

By awarding this project, this action will facilitate future the development of a future mixed-income housing subdivision at 321 State Avenue. This is in keeping with the Council's goal to Address Housing Needs in the City and the priorities projects outlined in the City's 2017-18 CDBG Annual Action Plan.

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



**COUNCIL ACTION FORM**

**SUBJECT: LIME PONDS/ASH PONDS FENCE INSTALLATION**

**BACKGROUND:**

The Water Treatment Plant's Lime Ponds and the Power Plant's Ash Ponds are located near a newly constructed Shared Use Path along Skunk River. These ponds are not intended for recreational use and pose a safety hazard for those unfamiliar with the area. To mitigate the risk presented by public usage of the Shared Use Path, the Water & Pollution Control and Electric Services Departments have prepared plans and specifications for the installation of a chain link fence to enclose the Lime Ponds and Ash Ponds. On March 6, 2018, Council issued a notice to bidders for the installation of a chain link fence around these facilities.

On April 3, 2018, staff opened bids for the project. The two bids received are shown below:

Bidder	Total Project Bid Price
<i>Cost Estimate</i>	\$ 73,000
Midwest Fence and Gate	\$ 61,988
American Fence Company	\$ 64,899

The bids received were consistent with a previously obtained cost estimate and staff believes they are reflective of the true cost of the work.

This project is included in the FY 17/18 Water Plant Capital Improvements Plan at \$40,000 as part of the Water Plant Facility Improvements project and in the FY 17/18 Electric Services Operations Budget at \$40,000 as part of the Ash Pond Maintenance. A summary of the funding sources available is shown below:

**Funding Sources:**

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

**ALTERNATIVES:**

1. Award a contract for installation of chain link fencing at the Water Treatment Plant's Lime Ponds/Power Plant's Ash Ponds to Midwest Fence and Gate of Fort Dodge, Iowa, in the amount of \$61,988.
2. Award a contract to the second low bidder.
3. Do not award a contract at this time.

**CITY MANAGER'S RECOMMENDED ACTION:**

Construction of the Shared Use Path near these Lime Ponds and Ash Ponds introduced a safety hazard that had previously not existed. The installation of a chain link fence around these facilities will be a cost-effective method for reducing the risk of injury to those unfamiliar with the area. It is important that this project remain on schedule to allow for installation during the current construction season.

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

**COUNCIL ACTION FORM**

**SUBJECT: 2017/18 COLLECTOR STREET PAVEMENT IMPROVEMENTS–  
 MEADOWLANE AVENUE (CARR DRIVE TO E. 20<sup>TH</sup> STREET)**

**BACKGROUND:**

This annual program is for reconstruction or rehabilitation of collector streets. Locations are chosen in accordance with the most current street condition inventory. The 2017/18 program location is Meadowlane Avenue from Carr Drive to East 20th Street.

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

On April 4, 2018, bids on this project were received as follows:

<b>Bidder</b>	<b>Base Bid Amount</b>
Engineer's Estimate	\$ 741,800.22
Kingston Services	\$ 680,000.00
Con-Struct Inc.	\$ 597,815.20

Estimated costs associated with this project are as follows:

<b>Funding Source</b>	<b>Available Revenue</b>	<b>Estimated Expenses</b>
17-'18 Collector St Pavement Improvements		
G.O. Bond Funding	\$ 950,000	
Construction		\$ 597,815.20
Design & Administration		\$ 119,563.04
	\$ 950,000	\$ 717,378.24

**ALTERNATIVES:**

- 1a. Accept the report of bids for the 2017/18 Collector Street Pavement Improvements Project.
- b. Approve the final plans and specifications for this project.

- c. Award the 2017/18 Collector Street Pavement Improvements Project to Construct Inc. of Ames, Iowa in the amount of \$597,815.20
2. Award the contract to the other bidder.
3. Do not proceed with this project.

**CITY MANAGER'S RECOMMENDED ACTION:**

By approving final plans and specifications and awarding the contract, it will be possible to move forward with the reconstruction of Meadowlane Avenue during the 2017/18 construction season. Delay of approval could delay the reconstruction by at least one year.

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

**COUNCIL ACTION FORM**

**SUBJECT: 2016/17 CONCRETE PAVEMENT IMPROVEMENTS (DAWES DRIVE FROM TOP-O-HOLLOW ROAD TO CALHOUN AVENUE)**

**BACKGROUND:**

The Concrete Pavement Improvements Program is the annual program to rehabilitate or reconstruct concrete street sections that have deteriorated to prevent premature breakdown of the pavement. This work will provide enhanced rideability to users.

This project includes pavement improvements, drainage improvements, relocation of utilities, and the addition of multi-modal facilities. Staff held a project informational meeting with area property owners and residents to receive input on the project timing, staging, and design. Comments received were incorporated into the project design.

On April 4, 2018, bids on this project were received as follows:

<b>Bidder</b>	<b>Base Bid Amount</b>
Engineer's Estimate	\$1,086,001.40
Con-Struct, Inc.	\$979,911.80
Kingston Services	\$1,139,464.54
Shekar Engineering	\$1,148,738.00

Estimated costs associated with this project include:

<b>Funding Sources</b>	<b>Available Revenue</b>	<b>Estimated Expenses</b>
G.O Bond Funding	\$1,050,000	
Road Use Tax	\$50,000	
Electric Utility Fund	\$50,000	
Unobligated G.O Bound	\$100,000	
Construction		\$979,911.80
Design & Administration		\$195,982.00
<b>TOTAL</b>	<b>\$1,250,000</b>	<b>\$1,175,893.80</b>

**ALTERNATIVES:**

1. a. Accept the report of bids for the 2016/17 Concrete Pavement Improvements Project.
- b. Approve the final plans and specifications for this project.
- c. Award the 2016/17 Concrete Pavement Improvements Project to Construct Inc. of Ames, Iowa, in the amount of \$979,911.80.
2. Award the contract to one of the other bidders.
3. Do not proceed with this project.

**CITY MANAGER'S RECOMMENDED ACTION:**

By approving final plans and specifications and awarding the contract, it will be possible to move forward with the reconstruction of Dawes Drive during the 2017/18 construction season. Delay of approval could delay the reconstruction by at least one year.

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

**COUNCIL ACTION FORM**

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

**BACKGROUND:**

The Seal Coat Street Pavement Improvements Program is the annual program for the removal of worn out existing seal coat pavement from local streets and replacement with a new asphalt surface. This program restores surface texture, corrects structural deficiencies, removes built-up seal coat, and prevents the deterioration of various local streets. The locations for the 2017/18 program are **E. 16<sup>th</sup> Street, Linden Drive, Carr Drive, and Crestwood Circle.**

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

On April 4, 2018, the following bid for the project was received:

<i><b>Bidder</b></i>	<i><b>Bid Amount</b></i>
Engineer's estimate	\$853,414.91
Manatt's, Inc.	\$923,326.38

Estimated costs associated with this project include:

<b>Funding Source</b>	<b>Available Revenue</b>	<b>Estimated Expenses</b>
17-18 Seal Coat Street Imp - G.O. Bonds	\$ 500,000.00	
18-19 Seal Coat Street Imp - G.O. Bonds	\$ 500,000.00	
Unallocated G.O. Bonds	\$ 75,000.00	
Construction Cost		\$ 923,326.38
Design & Administration		\$ 138,499.00
<b>Total</b>	<b>\$ 1,075,000.00</b>	<b>\$ 1,061,825.38</b>

**ALTERNATIVES:**

1. a. Accept the report of bids for the 2017/18 Seal Coat Street Pavement Improvements Program (E 16th St, Linden Dr., Carr Dr. and Crestwood Cir).
  - b. Approve final plans and specifications for this program.
  - c. Award the 2017/18 Seal Coat Street Pavement Improvements Program (E 16th St, Linden Dr., Carr Dr. and Crestwood Cir) to Manatt's, Inc., of Ames, Iowa, in the amount of \$923,326.38.
2. Award the contract to one of the other bidders.
  3. Do not proceed with this project at this time.

**MANAGER'S RECOMMENDED ACTION:**

This replacement program results in better a riding surfaces, increased safety with improved surface texture, and increased life expectancy of streets. Proceeding with this project will make it possible to provide better service for all residents of these local streets.

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



**COUNCIL ACTION FORM**

**SUBJECT: HEALTHY LIFE CENTER – CONTINUED SUPPORT FOR THE PROJECT**

**BACKGROUND:**

Representatives from six entities (Mary Greeley Medical Center, Heartland Senior Services, Iowa State University, Des Moines Area Community College, Story County, and City of Ames) have been meeting for over two years to develop the Healthy Life Center concept. On February 5, the governing bodies and/or representatives from these entities were presented with conceptual drawings, estimated capital costs, and estimated operational expenses and revenues for this facility. This information came from the Planning Study developed by RDG Planning and Design.

**SUPPORT FOR THE HEALTHY LIFE CENTER:**

Staff from each entity was asked to discuss with their respective governing body regarding its continued support for this project. That said, staff is seeking direction from Council regarding its support or non-support for continued involvement with the Healthy Life Center. The following items are things for Council to consider when determining its continued support.

**1. Does Council continue to support the concept?**

This concept entails providing a one of a kind center that makes the life-long goal of healthy living accessible and enjoyable to people of all ages and socio-economic status.

**2. Does Council agree that the City should own and manage the facility?**

It has been proposed the City own and manage this public facility for several reasons. These include the City having experience operating facilities, it will be a public facility, recreational opportunities are included in the plan, the City currently has the technology (i.e. registration/reservation software), and the City makes the most sense of the six entities involved in the project.

**3. Does Council support the project scope as presented on February 5?**

This is a \$48.7 million dollar project which includes a 125,000 square foot building with parking, outdoor playground, and community gardens.

**4. Does Council support the proposed funding for a bond referendum and ongoing operational expenses?**

Council previously approved the use of the Geitel Winakor bequest (currently at \$1.85 million) to help offset the cost of a new indoor aquatic center. In addition, it is proposed an additional \$15 million in bond revenue will be

utilized for the project. Realizing the City Council cannot commit these bond revenues unless a referendum is passed, the Council is being asked if it is willing to place this bond referendum on a ballot sometime in the future (assuming all partners commit to their share of funding and the philanthropic funds being raised)

According to BallardKing, it is estimated the annual subsidy for the City may be approximately \$450,000 - \$500,000 per year and will most likely increase with each year of operations.

**5. Does Council have concerns regarding recent comments from the private sector as to how the Healthy Life Center will negatively affect their business?**

This facility contains multiple areas (e.g., teaching/participation kitchen, community gardens, gymnasiums, public meeting rooms, Mary Greeley Medical Center and Heartland Senior Services presence, etc.) that are not included in private facilities. The demographic of users will also be different for this facility.

**ALTERNATIVES:**

1. If Council approves of the five items above, direct staff to continue to move the Healthy Life Center concept forward.
2. Direct staff to discontinue involvement with the Healthy Life Center concept.
3. Refer back to staff for more information.

**CITY MANAGER RECOMMENDED ACTION:**

The Healthy Life Center concept is unprecedented given that six entities have been working together for over two years to develop and promote this holistic approach to living well. Multiple presentations have been given throughout the community and the feedback has been very positive. Although there is some resistance from the private sector, staff maintains this facility is will serve a different demographic than what is being served by private sector facilities. To encourage individuals to live a healthy life style, this facility will include amenities such as community gardens, a teaching/participation kitchen, warm water aquatic facilities, therapy options provided through Mary Greeley Medical Center, Heartland Senior Services Adult Day Center, and many opportunities for intergenerational interaction.

Therefore, it is the City Manager's recommendation to approve Alternative #1 as stated above.

## COUNCIL ACTION FORM

### SUBJECT: HEALTHY LIFE CENTER – NAMING RIGHTS

#### BACKGROUND:

The Healthy Life Center project cost is estimated to be \$48.7 million. The proposed funding streams include \$30.5 million (approval from governing bodies still required) and \$18.2 million from philanthropic and naming opportunities.

In 2016, the Parks and Recreation Commission recommended and City Council approved a Parks and Recreation Naming Policy (Attachment A). If Council supports moving forward with the project, staff is asking for direction related to this policy being utilized for the Healthy Life Center.

#### **NAMING FOR MAJOR DONATIONS (POLICY ITEM #4.c):**

The philanthropy campaign chairs, Ann Campbell, Bev and Warren Madden, have begun developing strategies to raise \$18.2 million and naming rights will be a major component of their efforts. The naming policy includes naming right opportunities for major donations and these guidelines related to major donations are listed below.

##### **4.c – Naming/Renaming for Major Donations**

From time to time, a significant donation may be made to the City that will add considerable value to the City's park and recreation system. On such occasions, recognition of this donation by naming/renaming a park, recreation facility, and/or major feature in honor of or at the request of the donor will be considered.

The City Council may use its discretion as to what dollar amount is worthy of naming rights for individual projects, on a case by case basis. Likewise, City Council can use its discretion as to whether or not to allow for corporate naming/renaming rights. Corporate logos, insignias, brands or direct advertising text shall not be permitted.

Donors seeking naming rights for major donations with respect to an individual should follow the principles outlined in 4.b. Exceptions to this will be considered on their own merits.

The campaign chairs have developed a list of potential naming opportunities for the Healthy Life Center and are listed in Attachment B. There are no dollar amounts recommended for each of these opportunities as staff feels the campaign chairs should be given the flexibility to negotiate with potential donors. By assigning dollar amounts to each area may limit the Chairs ability to secure a higher donation than what is assigned.

In addition, if an area is listed at \$5 million, for example, and someone wants to donate \$4 or \$4.5 million, they would not be able to agree to a lesser donation. **To provide the Chairs with this flexibility, City Council would need to agree to waive its discretion as stated in Policy Item #4.c, second paragraph, as stated above.**

**NAMING RIGHTS PROCESS (POLICY ITEM #5):**

In addition, the Parks and Recreation Naming Policy identify procedures (Policy Item #5) for approving naming rights. These procedures are summarized below:

**a. Requests for naming/renaming of parks, recreational facilities and/or major features**

All requests for the naming or renaming of a park, recreational facility, and/or major feature shall be made by submitting a Naming Application to the Director of Ames Parks and Recreation.

**b. Assessing and approving naming/renaming requests**

Upon receipt of a naming request by Ames Parks and Recreation, the Parks and Recreation Director shall review the proposed request, ensure that supporting information has been authenticated, and seek input from relevant groups, if deemed appropriate

The Parks and Recreation Director will then present a recommendation regarding the naming request at a public meeting to the Parks and Recreation Commission. At this meeting, the Parks and Recreation Commission will develop their own recommendation regarding the request to be presented to City Council.

**c. Final decision by City Council**

The Parks and Recreation Commission's recommendation regarding the naming/renaming request, along with the Parks and Recreation Director's recommendation if different, will be presented to the City Council at a public meeting for a final decision.

**Staff recommends not following the naming process as detailed in Policy Item #5.**

This process would be cumbersome and time consuming as there are over 30 potential naming opportunities shown in Attachment B. The Chairs, in their discussions, will need to follow the rest of the policy to ensure the naming of areas will be a positive representation of a public facility.

**PARKS AND RECREATION COMMISSION RECOMMENDATION:**

The Parks and Recreation Commission at its March 22 meeting discussed the two aforementioned policy items. Based on the character and good standing of the three Campaign Chairs in the community, the Commission unanimously recommended City Council provide the Chairs the flexibility to negotiate dollar amounts for naming rights and to waive the process outlined in Policy Item #5.

**ALTERNATIVES:**

1. Approve waiving Item 4.c. (second paragraph) and Item 5 of the Parks and Recreation Naming Policy thus giving the Healthy Life Center Campaign Chairs the flexibility to negotiate donation amounts in exchange for naming rights. This action will also waive the process outlined in the policy.
2. Direct staff to develop donation amounts for each of the naming opportunities and report back at a future Council meeting.
3. Refer back to staff for more information.

**CITY MANAGER RECOMMENDED ACTION:**

To bring the Healthy Life Center to fruition, the first step is to determine if \$18.2 million can be raised through a philanthropic campaign. The campaign chairs, Ann Campbell, Bev and Warren Madden, are long time Ames residents and well respected within the community. To help them be successful in the fundraising endeavor, it is important to provide them with the flexibility to negotiate donation amounts when having discussions with potential donors.

Therefore, it is the City Manager's recommendation to approve Alternative #1 as stated above.

## ATTACHMENT A

### PARKS AND RECREATION NAMING POLICY

#### 1. INTRODUCTION

The naming or renaming of parks and recreational facilities is a complex and sometimes emotionally evocative since assigning a name is a powerful and permanent identity for a public place and/or facility. The naming and renaming of parks and/or recreational facilities often requires significant resources in terms of changing names on signs, maps, and literature. In addition, excessive and constant name changing can be the source of confusion to the public. The purpose of this policy is to provide guidance to those that have an interest in the naming and or renaming of the City's parks and/or recreational facilities.

#### 2. DEFINITIONS

a. **Naming:**

The permanent name assigned by City Council to a given park or recreational facility.

b. **Parks:**

All traditionally designed parks, gardens, natural open spaces, woodlands, and specialized parks under the stewardship of the City of Ames Parks and Recreation Department.

c. **Recreational Facilities:**

Major structures such as community centers, swimming pools, and enclosed pavilions located within lands under the stewardship of City of Ames Parks and Recreation Department.

d. **Major Features:**

Major permanent components of park and recreational facilities, e.g. sports fields, tennis courts, playgrounds, shelters, fountains, artwork, or physical features (lakes). Rooms within buildings are considered to be Major Features.

e. **Amenities:**

Smaller furnishings and facilities in the parks and recreation system (e.g. benches, drinking fountains, tables, etc.). Amenities are not formally named. Recognition for donated amenities is possible.

f. **Donations:**

A donation of property, goods or cash generally with no expectation of return. If the gift is contingent upon a special request, it is made subject to "condition."

### **3. POLICY STATEMENT**

It is the policy of the City of Ames Parks and Recreation Department to reserve the name or renaming of parks, recreational facilities, and/or major features for circumstances that will best serve the interests of the city and ensure a worthy and enduring legacy for the City's park and recreation system.

To this end, the City of Ames Parks and Recreation Department supports consideration of naming requests within the following broad categories.

#### **a. Historic Events, People, and Places**

The history of a major event, place or person may play an important role in the naming or renaming of a park as communities often wish to preserve and honor the history of a city, its founders, other historical figures, its Native American heritage, local landmarks and prominent geographical locations, and natural and geological features through the naming of parks.

#### **b. Outstanding Individuals**

The City has benefited, through its evolution, from the contributions made by many outstanding individuals. This category is designed to acknowledge the sustained contribution that has been made by such individuals to the City and/or the development and management of the City's park and recreation system.

#### **c. Major Donations**

Over the years, the City of Ames Parks and Recreation Department has benefited from the generosity of some of its residents, businesses, and foundations. On occasion, the significance of such donations may warrant consideration being given to requests from either the donor or another party to acknowledge such donations by naming.

### **4. GUIDING PRINCIPLES**

#### **a. Naming/renaming for Historic Events, People, and Places**

When considering naming a park, recreational facility, or major feature after events, people and places of historic, cultural or social significance, requests must demonstrate this significance through research and documentation and show there is continued importance to the city, region, state, and/or nation.

#### **b. Naming/renaming for Outstanding Individuals**

A park, recreational facility, or major feature may be named for an outstanding individual who has made a significant contribution to the Ames parks and recreation system, the City of Ames, the State of Iowa, or the nation. In addition to societal contributions, the moral character of the individual must be considered. When considering requests, it is preferred

that the individual has a connection to the park, recreational facility, or major feature being requested to be named.

**c. Naming/Renaming for Major Donations**

From time to time, a significant donation may be made to the City that will add considerable value to the City's park and recreation system. On such occasions, recognition of this donation by naming/renaming a park, recreation facility, and/or major feature in honor of or at the request of the donor will be considered.

The City Council may use its discretion as to what dollar amount is worthy of naming rights for individual projects, on a case by case basis. Likewise, City Council can use its discretion as to whether or not to allow for corporate naming/renaming rights. Corporate logos, insignias, brands or direct advertising text shall not be permitted.

Donors seeking naming rights for major donations with respect to an individual should follow the principles outlined in 4.b. Exceptions to this will be considered on their own merits.

**d. Renaming a park, recreational facility, and/or major feature**

Proposals to rename parks, recreational facilities, and/or major features whether for a major gift or community request are not encouraged. Likewise, names that have become widely accepted by the community will not be abandoned unless there are compelling reasons and strong public sentiment from the broader community for doing so. Historical or commonly used place names will be preserved wherever possible.

**e. Other Considerations**

When naming/renaming a park, recreational facility, and/or major feature, does the proposed name engender a strong positive image, have historical, cultural or social significance for future generations, and have broad public support?

To minimize confusion, parks will not be subdivided for the purpose of naming unless there are readily identifiable physical divisions such as roads or waterways. However, naming of specific major recreational facilities within parks will be permitted; under these circumstances such names should be different to the park name to avoid user confusion.

All signs that indicate the name of a park and/or recreational facility shall comply with City of Ames graphic and design standards. Specialized naming signage will not be permitted.

City of Ames Parks and Recreation Department reserves the right to rename any park, recreational facility, and/or major feature if the person



for whom it is named turns out to be disreputable or subsequently acts in a disreputable way.

## **5. PROCEDURES**

These procedures have been established to ensure that the naming or renaming of parks, recreational facilities, and/or major features is approached in a consistent manner.

### **a. Requests for naming/renaming of parks, recreational facilities and/or major features**

All requests for the naming or renaming of a park, recreational facility, and/or major feature shall be made by submitting a Naming Application to the Director of Ames Parks and Recreation.

The Naming Application will contain the following minimum information:

1. The proposed name
2. Reasons for the proposed name
3. Written documentation indicating a certification of character and community support for the proposed name (e.g. letters of support, petitions, etc.)
4. If proposing to name a park, include a description/map showing location and boundaries of the park
5. If proposing to name a recreational facility or major feature within a park, include a description/map showing the location of the facility.
6. If proposing to rename a park, recreational facility, or major feature, include justification for changing an established name.
7. If proposing to name a park, recreational facility, or major feature for an outstanding individual, include documentation of that individual's significant contribution in regards to the Ames park system, the City, State and/or Nation

### **b. Assessing and approving naming/renaming requests**

Upon receipt of a naming request by Ames Parks and Recreation, the Parks and Recreation Director shall:

1. Review the proposed request for its adherence to the Parks and Recreation Naming Policy.
2. Ensure that supporting information has been authenticated, particularly when an individual's name is proposed
3. Seek input from relevant neighborhood association(s), historical groups, and other organizations, if deemed appropriate

The Parks and Recreation Director will then present a recommendation regarding the naming request at a public meeting to the Parks and

Recreation Commission. At this meeting, the Parks and Recreation Commission will develop their own recommendation regarding the request to be presented to City Council.

**c. Final decision by City Council**

The Parks and Recreation Commission's recommendation regarding the naming/renaming request, along with the Parks and Recreation Director's recommendation if different, will be presented to the City Council at a public meeting for a final decision.

## ATTACHMENT B

### Healthy Life Center Project Budget: \$48.7 Million

#### Proposed Funding Streams

Public Entities: \$30.5 million (64%) with approval still required from governing bodies

Philanthropy/Naming Opportunities: \$18.2 million (36%)

Proposed Naming Opportunities
Exterior of Building
Aquatic Center (overall facility)
Lap Pool
Current Channel
Toddler Water Playground
Slide 1 (goes outdoors and returns)
Slide 2 (indoor on pool deck)
Birthday party room
Wellness/Therapy Pool
Physical Therapy Room
Lounge/Gathering Area
Café
Café Seating Area
Gym #1
Gym #2
Playground - Indoor
Teaching/Participation Kitchen
Island #1
Island #2
Island #3
Island #4
Island #5
Track: Walk/Jog
Art/Craft/Music Room
Community Room - 120 people
Conference Room - 24 people
Conference Room - 12 people
Multi-purpose Room/Studio
Tumbling/Tae Dwon Do Room
Group Exercise (suspended floor)
Multi-purpose (spinning)
Child Watch/Fun Center
Fitness/Cardio (open floor space)
Community Gardens - Outdoor
Playground - Outdoor
Wall of Honor - Indoor

**COUNCIL ACTION FORM**

**SUBJECT: REQUEST FOR HEALTHY LIFE CENTER INFORMATIONAL CAMPAIGN FUNDING**

**BACKGROUND:**

The City of Ames has partnered with Mary Greeley Medical Center, Iowa State University, Des Moines Area Community College, Story County, and Heartland Senior Services to explore building an intergenerational Healthy Life Center on property currently owned by Iowa State University on Scholl Road, just north of Ontario Street. The proposed Healthy Life Center would be a one-of-a-kind facility that would make the life-long goal of healthy living accessible and enjoyable to people of all ages and socio-economic status.

Through a holistic approach, the Healthy Life Center would provide opportunities for physical activity, social connections, improved nutrition, multi-generational interaction, rehabilitation services, and an overall focus on health promotion. In addition to housing Heartland Senior Services Adult Day Center and physical therapy space for Mary Greeley Medical Center, the proposed Healthy Life Center would include an indoor playground, walking/jogging track, teaching/participation kitchen, meeting and classroom space, community gardens, cafe and gymnasium space. An indoor warm-water aquatic center would include a lap pool, therapeutic pool, current channel, and splash area for kids.

Funding for the proposed Healthy Life Center would come from the collaboration partners and private fundraising, and would also require community support through a bond referendum. The total cost for the facility is estimated at \$48.7 million. Once built, the Healthy Life Center would be owned and operated by the City of Ames.

To ensure Ames citizens understand the Healthy Life Center concept and what it would provide to the community, \$7,500 is being requested from the Council Contingency fund to fund an informational campaign including:

- Preliminary informational brochure – design and printing costs
- Updated Informational brochure – printing costs
- Questions/answer (FAQ) sheets – printing costs
- Public meetings postcard reminders/postage
- Miscellaneous expenses

It should be noted that the materials described would be prepared with the intent to inform the public and provide factual information. City funds cannot be used to encourage support of the project.

**ALTERNATIVES:**

1. Approve request to authorize \$7,500 from the Council Contingency fund for the Healthy Life Center informational campaign.
2. Do not approve the request and ask a private group to finance the informational material regarding the Healthy Life Center.
3. Do not approve the request and do not provide informational material about the Healthy Life Center.

**CITY MANAGER'S RECOMMENDED ACTION:**

With an anticipated bond referendum to help fund the proposed Healthy Life Center, it is important to have informed citizens. Ames residents must have easy access to information and knowledge of the impact of a referendum prior to voting.

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

**COUNCIL ACTION FORM**

**SUBJECT: TEMPORARY ORDINANCE FOR RAGBRAI 2018**

**BACKGROUND:**

On March 27<sup>th</sup>, the City Council received a report from City staff and the Ames Convention and Visitors Bureau (ACVB) regarding RAGBRAI. Ames will be an overnight stop for RAGBRAI from Tuesday, July 24<sup>th</sup> through Wednesday, July 25<sup>th</sup>. At the March 27<sup>th</sup> meeting, the City Council directed staff to prepare an ordinance making temporary modifications to Municipal Code to facilitate the event. Staff has prepared this ordinance and now presents it for consideration. The key points addressed in this temporary ordinance are as follows:

**Suspension of Section 19.11 (Park Hours) to Provide Camping** – The Municipal Code prohibits the use of City Parks between the hours of 10:30 p.m. and 6:00 a.m. The ordinance would temporarily suspend this section to allow camping in Brookside and Stuart Smith parks from Monday, July 23<sup>rd</sup> through Wednesday, July 25<sup>th</sup>. Although the registered riders will not enter the community until July 24<sup>th</sup> (Tuesday), registered support teams often send advance teams who camp the day prior to the arrival of riders to prepare their designated spots.

**Suspension of Section 19.9 (Unlawful to Operate a Motor Vehicle in City Parks)** – To facilitate the movement of people and equipment through the parks, it is requested that this blanket prohibition on operating motor vehicles in the parks be amended to temporarily allow the Parks and Recreation Director to designate certain people to be able to drive vehicles such as utility carts and golf carts in the parks.

**Suspension of Division III, Chapter 22 (Vending)** – It is anticipated that a variety of vendors will be recruited by the local RAGBRAI organizing committee to serve the campgrounds and entertainment areas. The existing provisions of *Municipal Code* provide for vending to occur on City streets, but do not lend themselves well to a short term event that is as spread out across the community the way RAGBRAI is. Additionally, the local RAGBRAI organizing committee anticipates incurring significant costs to provide services for the riders (utilities, advertising, toilets, entertainment, etc.) These costs must be recouped by the local organizing committee.

To facilitate this, RAGBRAI organizers recommend that overnight communities establish a special structure and fees for vendors. City staff has reviewed how RAGBRAI's model temporary ordinance would apply to specifically to Ames. Staff has identified below how those concepts could apply in Ames:

- a. For those who wish to vend during RAGBRAI, suspend the City's typical vending regulations and allow the local RAGBRAI organizing committee to issue permits, adopt fees, establish policies, and regulate locations and hours of sales. It is anticipated that fees to obtain a RAGBRAI Vending Permit would be several hundred dollars (compared to the City's Vending License fee of \$50). The fee for non-profit vendors (churches, civic organizations, etc.) would be less than the fee for for-profit vendors.

It should be noted that this would also supersede Parks and Recreation policies related to Vending in the parks. Vending that occurs in parks is not subject to the City's regulations related to vending on City's streets. Vendors in parks are subject to policies the Parks and Recreation Commission has adopted. Of note, vendors in parks are normally required to pay the City 10% of their revenues in exchange for the right to vend. This provision and any other park-specific vending policies would be superseded by the proposed temporary ordinance.

- b. Allow the existing licensed vendors that have established vending spaces to retain those spots without requiring a RAGBRAI vending permit. There are two caveats to this: First, existing Vending licenses are site-specific, so if an existing vendor in the City wishes to move locations to take advantage of the RAGBRAI crowds, that vendor would need to follow the special RAGBRAI vending permit process.

Second, the City's existing Vending ordinance states that vendors who are in locations where a special event is occurring may be prevented from using that space to facilitate the event. It should be noted that some RAGBRAI entertainment is proposed to be downtown, where existing Vending licensees have regular vending locations. These vendors may be required to move to accommodate the event, although the local RAGBRAI Committee may choose to contract with those vendors to be in the entertainment areas, subject to paying the RAGBRAI vendor fee. The ordinance also provides for the suspension of sidewalk cafes that are in conflict with the downtown entertainment areas.

- c. Require the local RAGBRAI organizing committee to use fees collected to finance only the expenses of hosting RAGBRAI. Additionally require that regulation of permits be done in a manner free from illegal discrimination. Require City Manager's Office review and approval for policies and fees, and review of any action to revoke, deny, or suspend a RAGBRAI Vending Permit.

**Limitation on Temporary Outdoor Service Privileges** – The model ordinance provided by RAGBRAI recommends that only the main alcoholic beverage garden organized by the local RAGBRAI organizing committee be permitted, and that local authorities do not approve other temporary outdoor service privilege requests during RAGBRAI.

The rationale provided by RAGBRAI for this restriction is two-fold: 1) A single large temporary beverage garden is less challenging to monitor and control than temporary beverage gardens spread throughout the community, and 2) RAGBRAI indicates that local establishments can expect increased business during RAGBRAI even without their own outdoor beverage gardens. Since the local organizing committee is incurring significant expenses to support the RAGBRAI event, it should be allowed to recoup its costs by directing RAGBRAI participants to the main beverage garden.

**The City Council has also provided direction to staff to modify the Municipal Code on a permanent basis to remove the prohibition of bicycle riding on the Brookside walking paths (Section 19.12 - Bike Riding Prohibited in Certain Parks).** That modification is not part of this ordinance, but will be brought to the City Council at its next meeting.

**ALTERNATIVES:**

1. Approve first reading of the attached ordinance, providing for temporary modifications to Municipal Code to facilitate RAGBRAI's visit through Ames on July 24-25, 2018.
2. Direct staff to modify the attached ordinance.
3. Do not approve the ordinance.

**MANAGER'S RECOMMENDED ACTION:**

Temporary modifications to the Municipal Code will help facilitate the activities and services associated with RAGBRAI's visit to Ames on July 24-25. The proposed ordinance has been prepared in accordance with the City Council's direction, and it is similar in nature to the model ordinance recommended by RAGBRAI organizers for overnight communities.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving first reading of the attached ordinance, providing for temporary modifications to Municipal Code to facilitate RAGBRAI's visit through Ames on July 24-25, 2018.



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ENACTING A NEW CHAPTER 34 FOR THE PURPOSE OF ASSISTING CITY OFFICIALS AND THE RAGBRAI COMMITTEE IN MANAGING THE PROVISION OF SERVICES TO THE PUBLIC DURING THE OVERNIGHT STOP OF THE DES MOINES REGISTER'S ANNUAL GREAT BICYCLE RIDE ACROSS IOWA (RAGBRAI) ON JULY 24, AND 25, 2018, REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.**

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

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting a new Chapter 34 as follows:

**“Sec. 34.1. DEFINITIONS.**

As used herein, the following definitions shall apply:

(1) “Food” shall include food products of all kind including food packaged for consumption off premises as well as meals prepared for consumption either on or off premises. Food shall also include beverages of every kind, including both alcoholic and nonalcoholic, except for water provided without cost to the consumer.

(2) “Person” shall include any individual person, club, group, organization, partnership, corporation, or entity of any kind.

(3) “RAGBRAI Committee” shall be defined as the Advisory Board and the Executive Committee as designated by the City of Ames and the Ames Convention and Visitors Bureau.

(4) “Vending Booth” shall mean any stand, cart, vehicle, trailer, or other structure at which a person exchanges goods or services for money. An individual person who moves from place to place while exchanging goods or services for money shall also be construed as a vending booth.

**Sec. 34.2. RAGBRAI COMMITTEE POWERS.**

The RAGBRAI Committee is hereby empowered to:

(1) Issue permits to any person engaged in the sale of food or goods to the public, whether for-profit or non-profit in nature, at any time on July 24, 2018, or July 25, 2018; and,

(2) Regulate the location, days and times of operation, and goods to be offered for sale at vending booths, and limit the number of permits issued; and,

(3) Establish appropriate fees, deposit requirements, insurance requirements, enhanced services such as electricity or water access, deadlines, and procedures for the issuance of permits, provided the fee for a person who operates a vending booth on behalf of a non-profit organization for non-profit purposes shall be less than the fee for a person who operates a vending booth on behalf of or as a for-profit entity; and,

(4) Revoke, deny, or suspend permits for vending, for any of the following reasons:  
a. Failure to pay required fees; or,  
b. Failure to comply with the procedures established by the RAGBRAI Committee for the issuance and maintenance of permits; or,  
c. Failure to comply with applicable state or local public health regulations; or,

d. If, in the judgment of a person designated by the RAGBRAI Committee, the operation or continuing operation of a vending booth would constitute a public nuisance or threaten the safety of the public.

**Sec. 34.3. RAGBRAI COMMITTEE POWERS RESTRICTED.**

The RAGBRAI Committee shall:

(1) Use any funds collected through permits or fees established through this section to provide services to the participants in the RAGBRAI event, including but not limited to: drinking water, toilet facilities, solid waste disposal, security, utilities, entertainment, marketing, and promotion. Any funds collected that are not used for these purposes shall at the conclusion of RAGBRAI be paid to the City of Ames.

(2) Ensure that the issuance, revocation, denial, or suspension of permits shall be conducted in a fair and consistent manner, and in no instance shall be done on the basis of the color, creed, gender identity, national origin, race, religion, sex, or sexual orientation of the applicant or proprietor.

(3) Consult with and obtain approval from the City Manager or designee prior to establishing fees, regulations, and procedures, and prior to the revocation, denial, or suspension of any permit.

**Sec. 34.4. VENDORS – PERMIT REQUIRED.**

(1) No person shall provide or sell food or goods to the public in the City of Ames, Iowa on July 24, 2018, or July 25, 2018, at a location other than their regularly established place of business unless said person shall first obtain a permit from the RAGBRAI Committee, except those individuals who have obtained a Vending License pursuant to Division III of Chapter 22 of the Municipal Code (Vending) on or before April 1, 2018, and who continually maintain said license through July 25, 2018.

**Sec. 34.5. OUTDOOR ALCOHOLIC BEVERAGE SERVICE AREAS.**

The presence of approximately 20,000 additional people in Ames on July 24, 2018, many of whom may be consuming alcoholic beverages, has the potential to overwhelm local law enforcement personnel. Therefore, to ensure public safety, the City Council determines that there may be accepted and approved by the City no more than one application for a temporary outdoor alcoholic beverage service area within the City of Ames for July 24 through 12:00 noon July 25, 2018. The RAGBRAI Committee, or its designee, shall have the first right to apply to the City for such a license. However, if the RAGBRAI Committee fails to secure such an endorsement by June 30, 2018, the City Council shall have the option to consider applications from other applicants for an outdoor alcoholic beverage service area taking place during those dates. Any establishment that has, prior to the adoption of this Ordinance, obtained a license for an outdoor alcoholic beverage service area, where that license is valid for July 24 or July 25, 2018, shall be permitted to operate that outdoor alcoholic beverage service area pursuant to the terms of its license.

**Sec. 34.6. VIOLATIONS - PENALTIES.**

A violation of this Section shall be a municipal infraction, punishable by a fine of \$250.00 for each violation thereof.

**Sec. 34.7. CERTAIN ORDINANCES AND POLICIES SUSPENDED.**

(1) The provisions of this Ordinance shall supersede the policies of the Parks and Recreation Commission regarding vending in City parks.

(2) The provisions of Division III of Chapter 22 of the Municipal Code (Vending) shall be suspended and not enforced on July 24, 2018, or July 25, 2018, except for those individuals who have obtained a Vending License pursuant to that Division on or before April 1, 2018, and who continually maintain said license through July 25, 2018.

(3) For the purpose of facilitating entertainment activities in the public right-of-way, any Sidewalk Café Permit authorized pursuant to Division VII of Chapter 22 of the Municipal Code (Sidewalk Café Permits), which has been deemed to be in conflict with the entertainment planned by the RAGBRAI Committee, shall be suspended on July 24, 2018.

(4) For the purposes of providing camping areas and related facilities for RAGBRAI bicyclists staying overnight, Section 19.11 of Municipal Code (Park Hours) shall be suspended and not enforced on July 23, July 24, or July 25, 2018, for Brookside Park and Stuart Smith Park.

(5) For the purpose of facilitating the conveyance of supplies and equipment necessary for camping, vending, and other service functions within the parks, Section 19.9 of Municipal Code (Unlawful to Operate a Motor Vehicle in City Parks; Exceptions) shall be suspended and not enforced with respect only to persons designated by the Parks and Recreation Director on July 24, 2018, or July 25, 2018

**Sec. 34.8. EFFECTIVE DATES.**

(1) The provisions of this Ordinance shall be in effect upon adoption by the Ames City Council and remain in effect until 12:01 a.m. on July 26, 2018.

Section Two. All previous ordinances or parts of such ordinances in conflict with provisions of this Ordinance are hereby suspended.

Section Three. If any section, provision, or part of this Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole, or any section thereof, or part thereof, not adjudged invalid or unconstitutional.

Section Four. This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Diane R. Voss, City Clerk

\_\_\_\_\_  
John A. Haila, Mayor

**COUNCIL ACTION FORM**

**SUBJECT: WATER AND SEWER UTILITY RATE ADJUSTMENTS**

**BACKGROUND:**

On March 6, Council gave staff direction to develop an ordinance increasing water rates by 3.5% and sewer rates by 3% for charges billed on or after July 1, 2018. The attached ordinance accomplishes that direction.

The third reading and adoption of the ordinance will be completed at the May 8, 2018 Council meeting. This will allow the new rates to be in place before customers start using water and sewer at the new, higher rates.

**ALTERNATIVES:**

1. Approve the attached ordinance modifying Chapter 28 of the Municipal Code, increasing water rates by 3.5% and sewer rates by 3% for usage to be billed on or after July 1, 2018.
2. Approve on first reading an ordinance adjusting water and sewer rates by some other amount, and/or make the changes effective on some other date.
3. Do not approve any changes to the water and sewer rate structure. Staff would then require direction regarding future operating and capital expenditures.

**CITY MANAGER'S RECOMMENDED ACTION:**

The Municipal Code requires the Director of Water and Pollution Control to review and recommend to the City Council revisions to the water and sewer rates and charges on an interval appropriate to provide for the funding needs of the utility. A report of that review was presented to the City Council on March 6, along with a recommendation that water rates be increased by 3.5% and sewer rates be increased by 3%, effective for bills on or after July 1, 2018. **It should be noted that, even after making these rate increases, water and sewer rates for the City of Ames will still be well below the state-wide median for municipal utilities.**

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as described above.

**ORDINANCE NO.**

**AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING CHAPTER 28, SECTION 201(1)(b)(ii)(a)(b), 2(b)(ii)(a)(b), 3(b)(ii)(a)(b), 4(b)(ii)(a)(b), 5(b)(ii)(a)(b), 7, 8 AND SECTION 304(3). ENACTING A NEW CHAPTER 28, SECTION 201(1)(b)(ii)(a)(b), 2(b)(ii)(a)(b), 3(b)(ii)(a)(b), 4(b)(ii)(a)(b), 5(b)(ii)(a)(b), 7, 8 AND SECTION 304(3). THEREOF, FOR THE PURPOSE OF INCREASE OF WATER AND SEWER RATES; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.**

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

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing Chapter 28, Section 201(1)(b)(ii)(a)(b), 2(b)(ii)(a)(b), 3(b)(ii)(a)(b), 4(b)(ii)(a)(b), 5(b)(ii)(a)(b), 7, 8 and Section 304(3). Enacting a new Chapter 28, Section 201(1)(b)(ii)(a)(b), 2(b)(ii)(a)(b), 3(b)(ii)(a)(b), 4(b)(ii)(a)(b), 5(b)(ii)(a)(b), 7, 8 and Section 304(3) as follows:

**“Sec. 28.201. WATER RATES AND CHARGES**

The rates and charges for water supplied to consumers by the water utility of the city, to be billed on or after July 1, 2018 are as follows:

**(1) Residential Rates.**

(b) **Rate per billing period.** For each monthly billing period a residential rate customer:

- (ii) shall be charged for water usage during the billing periods as follows:
  - (a) for bills mailed on or between July 1 and October 31 (summer period):  
\$0.0222 per cubic foot for the first 1000 cubic feet of usage  
\$0.0392 per cubic foot for the next 1500 cubic feet of usage  
\$0.0590 per cubic foot for all usage over 2500 cubic feet
  - (b) for bills mailed on or between November 1 and June 30 (winter period):  
\$0.0222 per cubic foot.

**(2) Non-residential (Commercial) Rates**

(b) **Rate per billing period:** For each monthly billing period a non-residential customer:

- (ii) shall be charged for water usage during the billing periods as follows:
  - (a) for bills mailed on or between July 1 and October 31 (summer period):  
\$0.0291 per cubic foot
  - (b) for bills mailed on or between November 1 and June 30 (winter period):  
\$0.0222 per cubic foot

(3) **Non-Peaking Industrial Rate.**

(b) **Rate per Billing Period.** For each monthly billing period a non-peaking industrial rate customer:

- (ii) shall be charged for water usage during the billing periods as follows:
  - (a) for bills mailed on or between July 1 and October 31 (summer period):  
\$0.0222 per cubic foot
  - (b) for bills mailed on or between November 1 and June 30 (winter period):  
\$0.0222 per cubic foot

(4) **Irrigation and Yard Water Service Rate.**

(b) **Rate per Billing Period.** For each monthly billing period an irrigation and yard water rate customer:

- (ii) shall be charged for water usage during billing periods as follows:
  - (a) for bills mailed on or between July 1 and October 31 (summer period):  
\$0.0321 per cubic foot for the first 2000 cubic feet of usage  
\$0.590 per cubic foot for the next 3000 cubic feet of usage  
\$0.0982 per cubic foot for all usage greater than 5000 cubic feet.
  - (b) for bills mailed on or between November 1 and June 30 (winter period):  
\$0.0222 per cubic foot

(5) **Rural Water Rate.**

(b) **Rate per billing period.** For each monthly billing period, a rural water rate customer:

- (ii) shall be charged for water usage during billing periods as follows:
  - (a) for bills mailed on or between July 1 and October 31 (summer period):  
\$0.0368 per cubic foot for the first 2000 cubic feet of usage  
\$0.0678 per cubic foot for the next 3000 cubic feet of usage  
\$0.1130 per cubic foot for all usage greater than 5000 cubic feet.
  - (b) for bills mailed on or between November 1 and June 30 (winter period):  
\$0.0256 per cubic foot for all consumption.

(7) **Minimum charges.** For each monthly billing, each customer shall be charged a minimum monthly charge based on the size of the water meter (s) and/or irrigation meter (s) at each location. The minimum monthly charge may be prorated, based on a 30-day billing period, for the customer's initial and/or final bills, provided that in no case shall the minimum monthly charge be less than five dollars and forty-six cents (\$5.46).

The minimum monthly charge for each water meter location shall be as follows:

Size of Meter	Residential, Non-residential, Non-peaking Industrial, and Irrigation Accounts	Yard Water Accounts	Rural Water Accounts
5/8" or 5/8"x3/4"	11.37	4.31	13.07
3/4 inch	22.73	6.68	26.14
1 inch	45.47	9.31	52.29
1-1/2 inch	90.93	12.84	104.58
2 inch	181.87	17.07	209.15
2 inch, battery of 2	352.26	--	405.10
2 inch, battery of 3	522.73	--	601.14
3 inch	363.65	22.21	418.20
4 inch	613.63	27.61	705.68
6 inch	1,022.72	33.07	1,176.13
8 inch	2,045.44	38.52	2,352.25
10 inch	3,068.16	43.57	3,528.39

(8) **Multiple dwellings – Mobile home parks.** Multiple dwellings, including mobile home parks, may be serviced from a single water meter. However, there shall be a surcharge added to the water rates set forth above, to be calculated as follows:

For a 5/8 inch meter serving 2 or more dwelling units.....	3.27/month/unit
For a 3/4 inch meter serving 4 or more dwelling units.....	3.27/month/unit
For a 1 inch meter serving 8 or more dwelling units.....	3.27/month/unit
For a 1-1/2 inch meter serving 16 or more dwelling units.....	3.27/month/unit
For a 2 inch meter serving 30 or more dwelling units.....	97.91/month
for the first 30 units plus \$5.08/month per unit for	
each additional unit in excess of 30 units	
For a 3 inch or larger meter serving any number of dwelling units .....	4.50/month/unit

For the purposes of this section, a dwelling unit is defined as a self-contained living facility (i.e., including kitchen and bath) such as an apartment or a licensed independent mobile home space.

**Sec. 28.304. SEWER RATES ESTABLISHED.**

(3) For each monthly billing on or after July 1, 2018, each customer shall be charged a minimum monthly charge. The minimum charge for each location shall be eleven dollars and three cents (\$11.03). The minimum monthly charge may be prorated, based on a 30-day billing period, for the customer's initial and/or final bills, provided that in no case shall the prorated minimum monthly charge be less than four dollars and twenty-four cents (\$4.24). In addition, for all water metered beginning with the first cubic foot each month, each user shall pay two dollars and eighty-two cents (\$2.82) per 100 cubic feet."

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

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

Passed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Diane R. Voss, City Clerk

\_\_\_\_\_  
John A. Haila, Mayor



ITEM# 8  
 DATE: 3/27/18

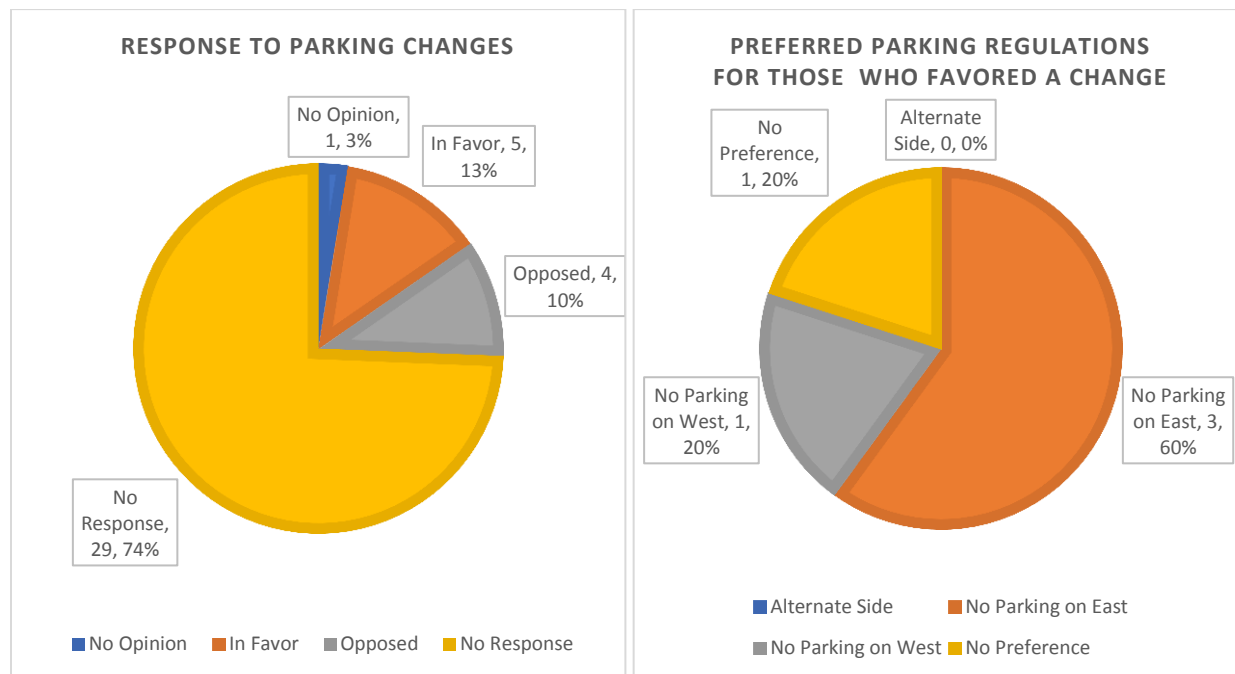
**COUNCIL ACTION FORM**

**SUBJECT: PARKING REGULATIONS ON CRANE AVENUE**

**BACKGROUND:**

In November of 2017, residents along Crane Avenue contacted the City with concerns of congestion due to the high volume of on-street parking. Currently, parking is allowed on both sides of the street making it difficult for two-way traffic to travel, especially during snow events. It should be noted that Crane is a 31-foot wide roadway, which **City standard for parking on this type of street is to allow parking on only one side.** Where possible, staff will prohibit parking on the side of the street where the fire hydrants are located to maximize the available parking on the other side of the street. These standard parking restrictions are also used to ensure emergency vehicles access.

In response to the request, staff sent out a mailing to each resident along Crane Avenue asking for their feedback. Staff asked residents if they favored the change or not, and if so that they preferred: 1) Alternating Side No Parking, 2) No Parking Eastside, or 3) No Parking Westside. The following charts summarize the feedback received:



**It is also important to point out that of the 10 residents that responded to our survey, only 5 indicated a preference for making regulation changes. Therefore, it is likely that any change to parking could result in some negative response.**

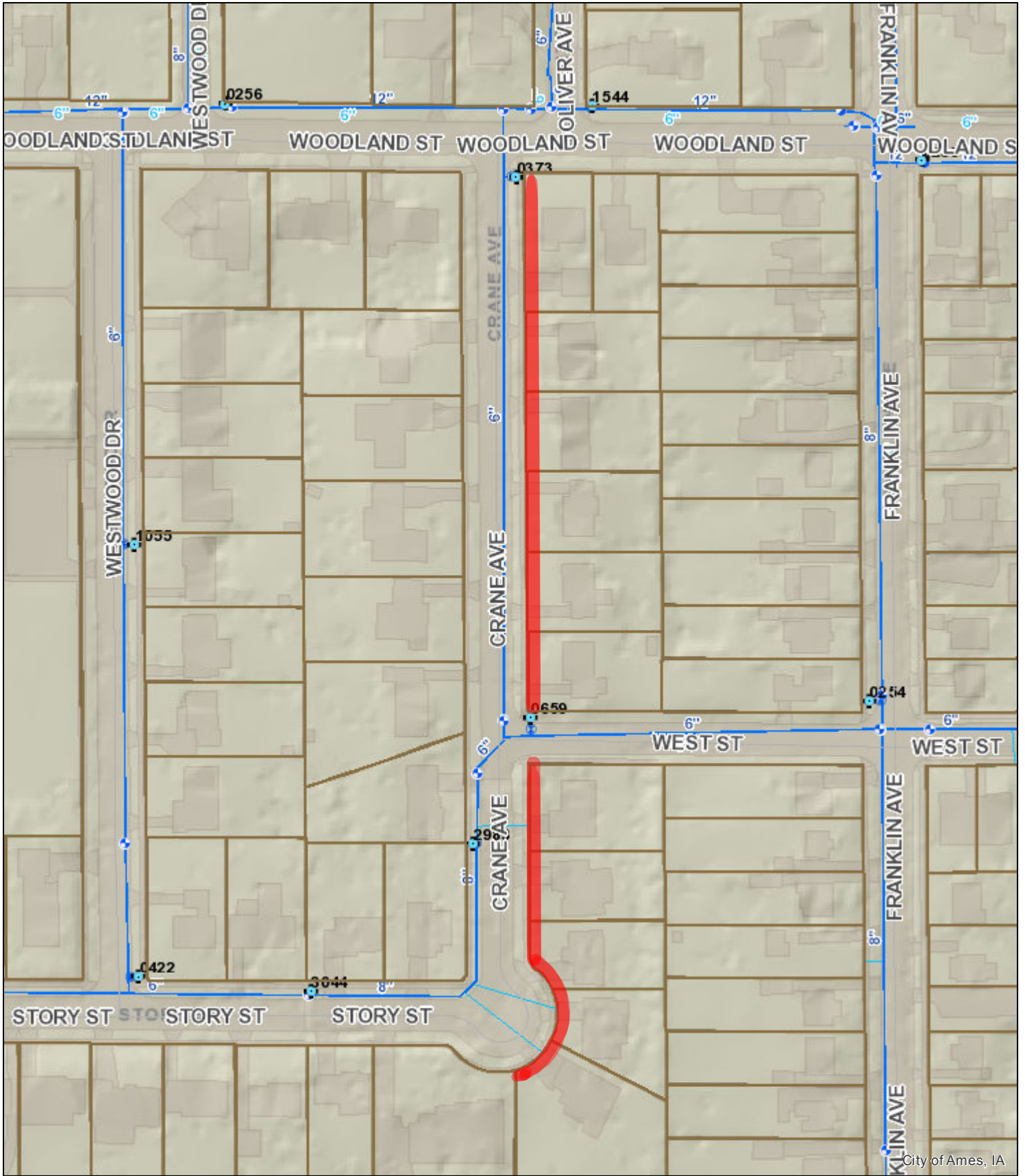
### **ALTERNATIVES:**

1. Direct the City Attorney to draft an ordinance for Crane Avenue that restricts parking at all times on the **east side** of the street.
2. Direct the City Attorney to draft an ordinance for Crane Avenue that restricts parking at all times on the **west side** of the street.
3. Direct the City Attorney to draft an ordinance for Crane Avenue that establishes **Alternate Side Parking**.
4. Take no action, thereby **continuing to allow parking on both sides** of Crane Avenue.

### **MANAGER'S RECOMMENDED ACTION:**

**Even though there does not appear to be resident support for parking changes, by restricting parking on one side of the street the City will be able to bring Crane Avenue in to compliance with standard City policies for residential parking. It will also ensure that Fire, Police, and other Emergency response vehicles can properly access the neighborhood if needed.**

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



City of Ames, IA



### ArcGIS Web Map

Proposed No Parking



© City of Ames, Iowa makes no warranties, expressed or implied, including without limitation, any warranties of merchantability or fitness for a particular purpose. In no event shall the City of Ames be liable for lost profits or any consequential or incidental damages caused by the use of this map.

Date: 3/21/2018

1 inch = 167 feet

**ORDINANCE NO.**

**AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ENACTING A NEW SECTION 18.31(374) THEREOF, FOR THE PURPOSE OF PARKING REGULATIONS ON CRANE AVENUE REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.**

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

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting a new Section 18.31(374) as follows:

**“Sec. 18.31. REGULATIONS FOR SPECIFIC STREETS OR LOCATIONS.**

...

(374) **CRANE AVENUE.** Parking is prohibited at all times on the east side of Crane Avenue.”

...

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

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

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

Passed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Diane R. Voss, City Clerk

\_\_\_\_\_  
John A. Haila, Mayor

**ORDINANCE NO.**

**AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ENACTING BY REPEALING SECTIONS 13.100(5)(a), 13.201 OWNER-OCCUPIED DWELLING UNIT, 13.303, 13.406(5)(a)(b)(c), 13.503(5)(e)(iii)(iv) AND ENACTING NEW SECTIONS 13.100(5)(a) 13.201 TERMS DEFINED; ADULT, OWNER-OCCUPIED DWELLING UNIT, NEAR CAMPUS NEIGHBORHOODS, 13.303, 13.406(5)(a)(b)(c)(d)(e) AND 13.503(5)(e)(iii)(iv) THEREOF, FOR THE PURPOSE OF RENTAL HOUSING CODE MODIFICATIONS REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.**

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

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing Sections 13.100(5)(a), 13.201 Owner-Occupied Dwelling Unit, 13.303, 13.406(5)(a)(b)(c), 13.503(5)(e)(iii)(iv), and enacting new Sections 13.100(5)(a) 13.201 Terms Defined; Adult, Owner-Occupied Dwelling Unit, Near Campus Neighborhoods, 13.303, 13.406(5)(a)(b)(c)(d)(e) AND 13.503(5)(e)(iii)(iv) as follows:

**“Sec. 13.100 GENERAL**

...

**(5) Exceptions.**

The following residential structures are exempt from these rules:

(a) owner-occupied single family dwellings (see definition of “Owner-Occupied Dwelling Unit” in Section 13.201);

...

**Sec. 13.201. TERMS DEFINED.**

...

**ADULT.** For purposes of determining occupancy, an “adult” is an individual 18 years of age or older; excluded from this definition is the dependent of an adult, both sharing as their primary residence the location of the registered rental property. Dependent status shall be demonstrated through a current tax return or court-ordered guardianship or court-ordered conservatorship.

...

**OWNER-OCCUPIED DWELLING UNIT:** Any townhouse, condominium, or detached dwelling that is occupied as a dwelling by the owner or owner’s relative within the first degree of consanguinity (mother, father, daughter, son, sister, brother); and may include a live-in nanny; live-in nurse; one live-in exchange student; or one roomer. If there is more than one roomer, nanny, live-in nurse or live-in exchange student living in the unit, the unit will be considered a rental unit, and not an owner-occupied dwelling unit.

...

**NEAR CAMPUS NEIGHBORHOODS** means certain neighborhoods near Iowa State University, as designated by a Resolution adopted by the City Council.

**13.303. TEMPORARY MORATORIUM ON ISSUANCE OF RENTAL LETTERS OF COMPLIANCE.**

(1) The purpose of this ordinance is to provide a temporary means to protect neighborhoods by preserving the current level of rental properties in certain neighborhoods in the City while the Council considers other options to address issues regarding increasing number of rental units in certain residential neighborhoods.

(2) A moratorium on the acceptance of new rental registrations and issuance of new Letters of Compliance for single-family and two family homes is established and in effect within the Near Campus Neighborhoods. Except as noted in subsections (3) and (4) below, no new rental registrations will be accepted by the City and no new Letters of Compliance will be issued by the City during the moratorium period.

(3) Nothing in this section shall be construed to prohibit a property owner with a current rental Letter of Compliance from renewing the Letter of Compliance during the moratorium period. Nothing in this section shall be construed to prohibit a property owner with a current rental Letter of Compliance from transferring the Letter of Compliance to a new owner if the property is sold during the moratorium period.

(4) Property owners that have filed with the City a completed rental registration application or a presale inspection form prior to the effective date of this section may continue with the process, and the City may issue a Letter of Compliance in such cases during the moratorium period.

(5) The moratorium is effective until May 31, 2018, at which point this section shall become null, void and of no future effect.

**Sec. 13.406. EXTERIOR PROPERTY AREAS**

...

**(5) Computation of required off-street parking spaces.**

(a) A parking space for each vehicle must be no less than 19 feet in length and 9 feet in width, and located upon an approved driveway that leads to the side or rear yard or to a garage. The area allocated for each vehicle must be available for parking at all times. Stacked parking for single family and two family dwellings is permitted for all required parking spaces.

(b) Garage parking spaces shall be counted as approved off-street parking spaces if the required area for each vehicle is available for parking at all times.

(c) Specific site conditions that may prevent compliance with these requirements shall be reviewed and may be approved on an individual case basis by the Building Official.

(d) Single family or two family dwelling units shall have at least two off-street parking spaces.

(e) Prior to May 1, 2018, off-street parking spaces in the Near Campus Neighborhoods shall be limited to a garage, driveway or other legal parking spaces existing as of January 1, 2018. Additional off-street parking spaces may be added after April 30, 2018.

...

**Sec. 13.503(5) Limits based on Zoning District - Maximum Occupancy**

...

(e) The maximum occupancy for a single-family or a two-family dwelling unit shall be based upon compliance with all standards of the Code, including but not limited to parking spaces, area requirements, habitable space requirements, and the following:

...

(iii) For rental dwelling units located within the Near Campus Neighborhoods and that are registered as of January 1, 2018, the number of bedrooms for determining maximum occupancy shall be determined by the number of bedrooms listed in the records of the Ames City Assessor as of January 1, 2018, or by the number of bedrooms reflected in the inspection records of the City of Ames Inspections Division as of January 1, 2018, whichever number is higher.

(iv) For rental dwellings located within the Near Campus Neighborhoods for which a registration is being sought after January 1, 2018, the number of bedrooms for determining maximum occupancy shall be determined by an inspection by the Inspection Division.”

...

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

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

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

Passed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Diane R. Voss, City Clerk

\_\_\_\_\_  
John A. Haila, Mayor

**ORDINANCE NO.**

**AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING SEC. 28.214(1) AND ENACTING A NEW SECTION 28.218(1) THEREOF, FOR THE PURPOSE OF INSERTION OF AN EFFECTIVE DATE. REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.**

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

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting a new Section 28.214(1) as follows:

**“Sec. 28.214. OWNERSHIP AND REPAIR, WATER SERVICE CONNECTIONS**

...

(1) For the purpose of accountability, Apartment Dwellings, Condominiums, Commercial Buildings, Dwelling House, Family Home, Single-Family, Single Family Attached, Two-Family Attached, Efficiency Unit Dwellings, Manufactured Homes, and Mobile Homes (by means of individual meter pits), shall be individually metered. Assisted Living Facilities, Congregate Housing, Hospice Facilities, Hospitals, Hotels, Independent Senior Living Facilities, Nursing Homes, Residential Corrections Facilities, and Sorority or Fraternity Facilities would not be required to meter individual dwelling units. Requirements and exceptions are based on definitions stated in Section 29.201 of the Ames Municipal Code. The requirement for individual water meter installations in Section 28.214(1) shall not apply to any project for which a site development plan was submitted to the Planning and Housing Department for review prior to January 1, 2019."

...

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

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

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

Passed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Diane R. Voss, City Clerk

\_\_\_\_\_  
John A. Haila, Mayor