

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

AMES, IOWA

MARCH 25, 2014

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

The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor Ann Campbell at 6:00 p.m. on the 25th day of March, 2014, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with the following voting members present: Gloria Betcher, City of Ames; Amber Corrieri, City of Ames; Tim Gartin, City of Ames; Matthew Goodman, City of Ames; Chet Hollingshead, Boone County; Chris Nelson, City of Ames; Peter Orazem, City of Ames; Jonathan Popp, City of Gilbert; Dan Rediske, Transit; and Wayne Clinton, Story County. AAMPO Administrator John Joiner, City of Ames Civil Engineer Rudy Koester, City of Ames Transit Director Sheri Kyras, and Garrett Pedersen, representing the Iowa Department of Transportation, were also present.

DRAFT FISCAL YEAR (FY) TRANSPORTATION PLANNING WORK PROGRAM

(TPWP): Administrator John Joiner explained that the TPWP is an annual Program. The Draft FY 2015 TPWP contains the work elements to ensure an integrated transportation system, including reviewing the Land Use Policy Plan and Urban Fringe Plan. The Long-Range Transportation Plan (LRTP) update was initiated in February 2014 with a completion date expected in October 2015. It will be the major work element over the next two years.

According to Administrator Joiner, the Technical Committee recommended approval of the Draft FY 2015 TPWP with minor changes for approval at its March 17, 2014, meeting. The minor changes included updating CyRide bus passengers to read “6 million” in the Background Section, updating the Corporate Boundary, and changing “Long-Range Planner” to “Planning Staff” in the Long-Range Transportation Plan Section.

Moved by Clinton, seconded by Goodman, to approve the Draft FY 2015 TPWP and set May 27, 2014, as the date of public hearing.

Vote on Motion: 11-0. Motion declared carried unanimously.

FINAL FY 2015 PASSENGER TRANSPORTATION PLAN (PTP) UPDATE:

Transit Director Sheri Kyras stated that this item works specifically with transit planning. She advised that the federal government requires an annual locally coordinated planning process for transportation issues between human/health service agencies and transportation providers. States and metropolitan planning organizations, in turn, have been charged to carry out that process. It was noted that every five years, a full study is required, and 2015 is the year for a full study; for the other four years, amendments to the Plan are made and reported.

Ms. Kyras informed the Committee that, previously, the Federal Transit Administration identified three federal funding sources that need to be coordinated through locally developed plans: New Freedom (disabled focused), Job Access Reverse Commute (low-income-focused) [JARC], and Enhanced Mobility for Seniors and Individuals with Disabilities funding (elderly/disabled-focused). New Freedom and JARC funding programs were eliminated within the new federal transportation bill (MAP-21) and transit agencies were advised that the projects funded in those areas could be financed through general apportionment funding. As a result, only one program is technically required to be

coordinated through the PTP process; i.e., Enhance Mobility for Seniors and Individuals with Disabilities. However, the Iowa Department of Transportation has stated that it would like other federal/state-funded projects to be coordinated through the process if at all possible.

Transit Planner Shari Atwood detailed the five sections making up the PTP: (1) Introduction and Process, (2) Inventory and Process Discussion, (3) Coordination Issues, (4) Priorities and Strategies, and (5) Funding.

Peter Orazem pointed out that one of the elements was “Ride-Sharing Services.” He noted that there are sharp differences (approximately 35%) shown in the cost of housing within the Ames community versus immediately outside Ames boundaries; therefore, a lot of people commute into Ames (11%). According to Mr. Orazem, approximately 12% of Ames residents commute to Polk County. In his opinion, there is relatively little effort on the part of the government to make that commute easier, and he asked if that was part of CyRide’s purview. Mr. Orazem also noted that there are no parking areas outside of Ames where people can park their cars and consolidate into one vehicle to make the trip to and from their work sites. Director Kyras advised that she and Ms. Atwood sit on a committee to study the need for transportation for people in the corridor between Ames and Des Moines. That study is being funded by the Des Moines Metropolitan Planning Organization. Iowa Department of Transportation (Iowa DOT) representative Garrett Pedersen reported that the Iowa DOT is conducting a study on the Park-and-Ride locations in Central Iowa.

Gloria Betcher noted that City Council members had heard from Dial-a-Ride customers that the service has not been the same recently; it had been cut back. Ms. Betcher asked how those comments would play into the PTP. Director Kyras stated that CyRide is required to provide complimentary para-transit service. There are criteria that define what that means and what has to be provided. The Transit Board had approved a certain level of service that meets those criteria as well as the requirements of the Americans with Disabilities Act. She added that the service may go above that level; however, at this time the Transit Board had chosen not to. The requests of certain Dial-a-Ride customers have been determined to be at a level of above and beyond the approved service level. The Transit Board has requested that a public meeting be held; it is scheduled for April 10, 2014, at 5:30 p.m. in the Council Chambers, when the Dial-a-Ride customers may express their opinions. Letters to all Dial-a-Ride-eligible individuals have been sent advising them of the meeting. Comments received at the public meeting will then be reported back to the Transit Board, and a decision would be made by the Board as to whether or not the level of service should be changed. An amendment to the PTP would be made if the Board decided to change the services provided. If that is the case, it would come before the City Council for funding approval.

Moved by Popp, seconded by Hollingshead, to approve the Final FY 2015 Passenger Transportation Plan for submission to Iowa Department of Transportation and Federal Transit Administration.

Vote on Motion: 11-0. Motion declared carried unanimously.

ANNUAL SELF-CERTIFICATION: AAMPO Administrator Joiner advised that, pursuant to federal regulations, each Metropolitan Planning Organization must self-certify that the transportation planning process is addressing the major issues in the Metropolitan Planning Area and is being carried out in accordance with federal regulations, policies, and procedures.

Moved by Rediske, seconded by Orazem, to approve the AAMPO annual self-certification, certifying that the AAMPO transportation planning process is being conducted in accordance with all applicable requirements.

Vote on Motion: 11-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Betcher, seconded by Popp, to adjourn the AAMPO Policy Committee meeting at 6:25 p.m.

Vote on Motion: 11-0. Motion declared carried unanimously.

REGULAR MEETING OF THE AMES CITY COUNCIL

The Regular Meeting of the Ames City Council was called to order by Mayor Campbell at 6:32 p.m. on March 25, 2014, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames City Council were Gloria Betcher, Amber Corrieri, Tim Gartin, Matthew Goodman, Chris Nelson, and Peter Orazem. *Ex officio* Member Alexandria Harvey was also present.

PROCLAMATION FOR “ECO FAIR DAY:” Mayor Campbell proclaimed March 29, 2014, as ECO Fair Day. Accepting the Proclamation on behalf of the City of Ames were Electric Services Director Donald Kom and Municipal Engineer Tracy Warner.

PROCLAMATION FOR “GOOD NEIGHBOR EMERGENCY ASSISTANCE MONTH:” April 2014 was proclaimed by Mayor Campbell as Good Neighbor Emergency Assistance Month. Good Neighbor Director Mike Fritz and Board Members Chris Anderson, Donna Bergman, Lu Jansen, Jere Maddux, and Pat Thiede accepted the Proclamation. Mr. Fritz stated that since April 1997, thousands of individuals have been provided rental assistance, utility assistance, healthy food assistance, and gasoline for emergency transportation needs by Good Neighbor. Good Neighbor is observing its 17th year in Ames. It has had seven different locations in 17 years; however, it is now housed in the First Christian Church and will be at that location for a minimum of ten years rent-free. The dollars formerly required to pay rent will now go directly to clients.

Mayor Campbell advised that Item No. 44 had been pulled from the Agenda (Hearing on rezoning with Master Plan for 601 State Avenue). She asked City Attorney Judy Parks to explain why that item was being pulled from the Agenda. Ms. Parks stated that the item in question was on the Agenda as a hearing; therefore, public notice had been given following the requirements of state law. Late in the day on March 24, staff received a request from the applicant’s representative to remove the item from the Agenda. A second request was received later in the day on March 24 asking the Council to set a workshop date for discussion with public input on how to develop all three parcels owned by the applicant. Staff then considered as to how to actually process the requests due to the hearing already being noticed, which means a hearing must be held. Ms. Parks noted that it was at the City Council’s discretion as to whether or not to remove the item from the Agenda. If Council chose not to remove the item, a hearing would be held on the merits of the rezoning request. A guarantee could not be given to the applicant that the Council would not want to hold the hearing on the merits of the request. Because the applicant was not 100% assured that the hearing would not be held at this meeting, the applicant, late this afternoon, chose to withdraw the application for rezoning of the South Parcel owned by Breckenridge. Council may, however, under Council Comments, take action on the applicant’s request for staff to set a workshop date. City Attorney Parks recommended that the Council set a date for a workshop, as requested by the applicant.

At the inquiry of Council Member Orazem, City Attorney Parks advised that the applicant had not indicated a time frame for the workshop to be held; however, she felt the applicant would want the workshop held as soon as possible. Since discussion of the rezoning request was anticipated for this meeting, Ms. Parks said staff did not have any suggestions for the Council at this time as to what type of format the workshop would take or a time frame for it. Mayor Campbell noted that the latest request came to staff after 4 o’clock on this date.

CONSENT AGENDA: Moved by Goodman. seconded by Corrieri, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meetings of February 25 and March 4, 2014
3. Motion approving Report of Contract Change Orders for February 16-28, 2014
4. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
 - a. Class C Liquor – Café Northwest, 114 Des Moines Avenue
 - b. Class C Liquor – Sips/Paddy’s Irish Pub, 126 Welch Avenue
 - c. Class E Liquor, C Beer, and B Wine – Wal-Mart Store #749, 3015 Grand Avenue
5. Motion authorizing staff to issue Request for Proposals for Conversion of Automated Water Meter Reading System
6. RESOLUTION NO. 14-127 approving appointment of Delores Ball to Property Maintenance Appeals Board
7. RESOLUTION NO. 14-128 approving and adopting Supplement No. 2014-2 to *Municipal Code*
8. RESOLUTION NO. 14-129 adopting 2013/14 Rental Housing Registration Fee Schedule
9. RESOLUTION NO. 14-130 setting date of public hearing for April 8, 2014, on vacation and relocation of pedestrian easement for Sunset Ridge, 4th Addition
10. RESOLUTION NO. 14-131 approving preliminary plans and specifications for 2013/14 Water System Improvements Program-Water Service Transfer Program #1 (10th Street - Douglas Avenue to Grand Avenue); setting April 16, 2014, as bid due date and April 22, 2014, as date of public hearing
11. RESOLUTION NO. 14-132 approving preliminary plans and specifications for 2012/13 Concrete Pavement Improvements #1 (Wheeler Street-Grand Avenue to Roy Key Avenue); setting April 16, 2014, as bid due date and April 22, 2014, as date of public hearing
12. RESOLUTION NO. 14-133 approving preliminary plans and specifications for 2013/14 Concrete Pavement Improvements (Knapp Street-Welch Avenue to Lynn Avenue and Lynn Avenue-Storm Street to Knapp Street); setting April 16, 2014, as bid due date and April 22, 2014, as date of public hearing
13. RESOLUTION NO. 14-134 approving preliminary plans and specifications for Specialized Wet Dry Vacuum, Hydro Blast, and Related Cleaning Services for Power Plant; setting April 23, 2014, as bid due date and May 13, 2014, as date of public hearing
14. RESOLUTION NO. 14-135 approving preliminary plans and specifications for Asbestos Maintenance Services for Power Plant; setting April 23, 2014, as bid due date and May 13, 2014, as date of public hearing
15. RESOLUTION NO. 14-136 approving preliminary plans and specifications for Vet Med Substation Feeder Extension; setting April 30, 2014, as bid due date and May 13, 2014, as date of public hearing
16. RESOLUTION NO. 14-137 approving renewal of contracts for purchase of Electric Distribution Padmounted Transformers with RESCO of Ankeny, Iowa, and for purchase of Overhead Transformers with Wesco Distribution of Des Moines, Iowa, for period from April 1, 2014, through March 31, 2015
17. RESOLUTION NO. 14-138 awarding Engineering Services Contract to Black & Veatch Corporation of Overland Park, Kansas, for 69kV Substation Panel and Transmission Line Terminal Upgrades in an amount not to exceed \$113,514
18. RESOLUTION NO. 14-139 awarding contract to Sherman & Reilly of Chattanooga, Tennessee, for purchase of Trailer-Mounted Underground Cable Puller for Electric Distribution Division in the amount of \$179,445
19. RESOLUTION NO. 14-140 awarding contract to Murphy Tractor and Equipment of Altoona, Iowa, for John Deere 544K Wheel Loader with Bucket in the amount of \$119,925 with Buy-Back Guarantee for Loader

20. RESOLUTION NO. 14-141 awarding contract to Altec Industries, Inc., of St. Joseph, Missouri, for Truck Body, Aerial Platform, and Accessories in the amount of \$103,124
21. RESOLUTION NO. 14-142 awarding contract to OBS Specialty Vehicles, Inc., of Canton, Ohio, for Library Bookmobile in the amount of \$240,475
22. RESOLUTION NO. 14-143 awarding contract to RCS Millwork, L.C., of Ankeny, Iowa, for Library Refurbished Furniture in the amount of \$4,998
23. RESOLUTION NO. 14-144 awarding contracts for Public Library furniture in the total amount of \$1,268,244.45, as follows:
 - a. Business Interiors by Staples - \$352,567.10
 - b. Jones Library Sales, Inc. - \$238,726.00
 - c. Story Kenworthy - \$182,165.69
 - d. Workspace, Inc. - \$171,007.06
 - e. Koch Brothers - \$148,880.65
 - f. Embury, Ltd. - \$69,332.45
 - g. Triplett Interiors Solutions- \$53,281.82
 - h. Indica Interiors -- \$26,545.73
 - i. LFI - \$18,605.00
 - j. Pigott, Inc.- \$7,132.95
24. RESOLUTION NO. 14-145 approving Change Order with HDR Engineers for Easement Acquisition Assistance on Lift Station Improvement Project in an amount not to exceed \$28,885
25. RESOLUTION NO. 14-146 approving contract and bond for 2013/14 Arterial Street Pavement Improvements - Lincoln Way
26. RESOLUTION NO. 14-147 approving contract and bond for 2012/13 Asphalt Resurfacing/Seal Coat Removal/ Asphalt Reconstruction Program - Carroll Avenue)
27. RESOLUTION NO. 14-148 approving contract and bond for Northridge Heights Park Improvements
28. RESOLUTION NO. 14-149 approving contract and bond for Motor Repair Contract for Power Plant
29. RESOLUTION NO. 14-150 approving contract and bond for 1200 Amp Switchgear for Vet Med Feeder Extension
30. RESOLUTION NO. 14-151 accepting partial completion of public improvements for Northridge Heights, 15th Addition, and lessening the amount of security being held therefor
31. RESOLUTION NO. 14-152 accepting completion of 2011/12 Shared-Use Path System Expansion (Skunk River Trail – Hunziker Youth Sports Complex to SE 16th Street)
32. RESOLUTION NO. 14-153 accepting completion of SE Entryway Project
33. RESOLUTION NO. 14-154 accepting Final Plat for Dauntless Subdivision, 10th Addition
Roll Call Vote: 6-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PUBLIC FORUM: No one came forward to speak, and Mayor Campbell closed Public Forum.

POST-CONSTRUCTION STORM WATER ORDINANCE: Municipal Engineer Tracy Warner recalled that, at its March 4, 2014, meeting, the Council had provided to staff policy direction on a number of issues for finalization of the Post-Construction Storm Water Management Ordinance. Those changes had been made to the proposed Ordinance. The Post-Construction Storm Water Ordinance would comprise a new Section 5B of the *Municipal Code*.

Council Member Gartin expressed concerns about the 20-day written appeal process (5B.9). He asked if, due to the amount of material that would be needed to file an appeal, the appeal process should be set at 30 days, instead of 20. City Attorney Parks stated that the Ordinance was prepared by City staff and could be changed. She suggested, however, that the appeal process remain as stated, i.e., 20 days, and if that was causing a hardship on anyone wishing to file an appeal, the time

period could then be lengthened. Mr. Gartin listed the documentation that needed to be submitted to appeal and emphasized that 20 days was not enough time.

Moved by Gartin, seconded by Orazem, to amend the Ordinance to have the appeal period be 30 days instead of 20.

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

Mayor Campbell asked if there was anyone who wished to speak on this matter. No one came forward to speak.

Moved by Goodman, seconded by Orazem, to pass on first reading the Post-Construction Storm Water Ordinance, as amended, as Chapter B of the *Municipal Code*.

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

ORDINANCE REZONING 321 STATE AVENUE: Moved by Goodman, seconded by Betcher, to pass on third reading and adopt ORDINANCE NO. 4173 rezoning of 321 State Avenue from Government/Airport (S-GA) to Residential Low-Density (RL).

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

5-DAY CLASS C LIQUOR LICENSE FOR CHRISTIANI'S EVENTS: Moved by Goodman, seconded by Corrieri, to approve a 5-Day Class C Liquor License for Christiani's Events at the Agricultural Learning Center, 2516 Mortensen Road.

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

STAFF REPORT ON FLOOR AREA RATIO IN HIGHWAY-ORIENTED COMMERCIAL ZONING DISTRICT: Planning and Housing Director Kelly Diekmann recalled that, on January 14,

2014, the City Council had initially directed staff to prepare a background memo addressing the request of VKB Management (developer) for a change to the maximum Floor Area Ratio (FAR) in the Highway-Oriented Commercial (HOC) zone. The developer is interested in building a hotel on the property at 2120 Isaac Newton Drive. Due to the size of the site and design of the hotel, it would have an estimated .82 FAR, where only .50 is allowed. Staff responded to Council on February 21. On February 28, the Council members received a letter from VKB Management asking them to direct staff to prepare a zoning text change to increase the maximum allowed FAR, limiting it to properties zoned as HOC in the area of the community generally described as northwest of the intersection of Interstate 35 and Highway 30. On March 4, Council directed staff to include the request on its March 25, 2014, Agenda.

Mr. Diekmann defined "Floor Area Ratio" as the amount of floor area in relation to the amount of lot area determined by dividing the gross floor area of all buildings on a lot by the area of that lot. The FAR is a zoning regulation that can be used to limit the intensity of use or as a building size and design standard to limit bulk. Zoning Districts and the FAR allowed for each were listed.

Council Member Betcher raised her concern that the proposed development would be located in the floodway. She felt that that would be a bigger issue. Director Diekmann advised that the property in question was located in the flood plain, not the floodway. Nothing is allowed to be built in the floodway; however, areas in the flood plain may be developed as long as certain requirements are met.

Council Member Gartin expressed his concern that others who built hotels in the area had to abide by the parameters set by Code. He stressed the need for consistency. By granting the request in

question, it appears that the applicant would be given an unfair advantage. At the same time, Mr. Gartin pointed out that changing the FAR might be a good idea at this time. Council Member Gartin asked if staff had contacted other hotel owners to get their opinions on this request. Director Diekmann answered that, at this point, staff was asking the City Council for direction; outreach had not been done.

Council Member Betcher said she believed this is a more complicated issue than just the FAR. It is whether the City Council was in favor of intensification with more impervious surfaces. Director Diekmann pointed out that this would not increase the footprint of the building; it would be a matter of a four-story building rather than a three-story building.

Director Diekmann showed a map noting the locations of HOC zones within the City.

Options available to the City Council were provided by Director Diekmann.

Moved by Orazem, seconded by Corrieri, to direct staff to proceed with an application for a limited text amendment to relax the FAR along the interchanges around Highway 30 for hotels only.

Council Member Gartin stated that the Council would be setting a precedent if that action were taken. He was concerned that the change would be made because one developer had made the request. Mr. Gartin said he was uncomfortable making a decision on this request based on the information that he had at this time.

Vote on Motion: 2-4. Voting aye: Corrieri, Orazem. Voting nay: Betcher, Gartin, Goodman, Nelson. Motion failed.

ENCROACHMENT PERMIT FOR 2900 WEST STREET: Moved by Orazem, seconded by Betcher, to approve an Encroachment Permit for a sign at 2900 West Street (Lorry's Coffee).

Council Member Gartin asked the City Manager to explain how this application was handled. Mr. Schainker advised that the applicant makes an application to the City Clerk's Office. Staff from that office seeks direction from the appropriate Department, i.e., Public Works, Inspections, etc. The applicant must sign a hold-harmless agreement, provide insurance naming the City as an additional insured, and pay the fee.

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

LANGUAGE ASSISTANCE POLICY (LAP) FOR LIMITED ENGLISH PROFICIENCY (LEP) PERSONS: Vanessa Baker-Latimer defined Title VI of the Civil Rights Act of 1964. In certain situations, failure to ensure that persons who have limited English proficiency can effectively participate in, or benefit from, federally assisted programs may violate Title VI's prohibition against national origin discrimination. Such persons may be entitled to language assistance under Title VI.

Ms. Baker-Latimer pointed out that the City of Ames is strongly committed to making its services and information about those services available to everyone regardless of a language barrier. She stated that City staff had conducted a Four-Factor Analysis (FFA), which serves as the guide for determining which language assistance measures the City will undertake to guarantee access to its various federally funded programs. Data from the American Community Survey (ACS) revealed that 1.23% of the City's population do not speak English as their primary language and have a limited ability to read, write, speak, or understand English. That percentage does not meet the threshold that would require the City to develop a LAP; however, City staff believes that it is appropriate to be

proactive and responsive by creating Language Communication Guidelines for LEP persons to access services and programs provided by the City of Ames. Those Guidelines will create consistency and include all Departments regardless of their receipt of federal dollars. The Policy gives specific direction to staff about how to make City services accessible to those who speak limited English, do not speak English as their primary language, and who have a limited ability to read, write, speak, or understand English.

Assistant City Manager Melissa Mundt told the Council that a modification to the City's Title VI Policy will be brought back in the near future to include this Policy. She also advised that training on the new Policy will be provided to appropriate staff.

Moved by Corrieri, seconded by Orazem, to approve the City of Ames Language Assistance Policy for Limited English Proficiency Persons.

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

RESIDENT SATISFACTION SURVEY: Public Relations Officer Susan Gwiasda noted that, each year, a small amount of space is reserved in the Resident Satisfaction Survey for a current issue/question to be added. She provided the history of the questions that had been asked in 2012 and 2013 and the four that had already been suggested for the 2014 Survey. Ms. Gwiasda advised that Council consensus was now needed on the questions to be included.

Council Member Betcher took ownership of the proposed question regarding flood plain development. Council Member Goodman offered his opinion that the question might be too complicated. Ms. Betcher said that she would like to get the opinions of others besides those who are making requests to the City Council. Council Member Orazem voiced his disapproval of the question, noting that the City had commissioned a study on flood plain development, the study had been completed, public forums had been held, and decisions based on that information and input had already been made by the City Council.

Moved by Goodman, seconded by Nelson, to include the question on the warm-water recreational aquatics facility.

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

Moved by Betcher, seconded by Goodman, to include the question, as proposed, on flood plain development.

Vote on Motion: 5 -1. Voting aye: Betcher, Corrieri, Gartin, Goodman, Nelson. Voting nay: Orazem. Motion declared carried.

2014/15 COUNCIL GOALS AND OBJECTIVES: City Manager Steve Schainker asked for the City Council to formally approve its Goals and Objectives established through a series of three prior work sessions. He noted that the Goals and Objectives are to be accomplished by December 31, 2015. Mr. Schainker emphasized that he would be providing the list of specific tasks for each Goal to the Council members after their workshop in May regarding the LUPP update. He noted that their direction concerning that project would impact the availability of staff for the other tasks.

Moved by Gartin, seconded by Betcher, to change the third objective under the goal "PROMOTE A SENSE OF ONE COMMUNITY, to state, "Work with local School Districts to identify mutual goals."

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

Moved by Betcher, seconded by Nelson, to approve the City Council Goals and Objectives, as amended, as established on January 11, 2014.

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

HEARING ON REZONING WITH MASTER PLAN FOR 601 STATE AVENUE: This item had been withdrawn by the applicant .

HEARING ON FURNISHING 15kV OUTDOOR METAL-CLAD SWITCHGEAR AND 69kV CONTROL PANELS FOR AMES PLANT DISTRIBUTION SUBSTATION: The Mayor opened the public hearing. The hearing was closed after no one came forward to speak.

Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 14-155 approving final plans and specifications and awarding a contract to Central Electric Manufacturing Company, d/b/a AZZ Switchgear Systems of Fulton, Missouri, in the amount of \$509,831.13 (inclusive of Iowa sales tax). Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON FUEL OIL PIPE INSTALLATION AT COMBUSTION TURBINE SITE: The public hearing was opened by the Mayor. She closed the hearing after no one came forward to speak.

Council Member Orazem noted that no bids had been received and asked what the next step would be in the process. Electric Services Director Donald Kom advised that his staff would be working with staff from the Purchasing Division to ask routine bidders if they had simply missed this project or why they chose not to bid on it. Mr. Kom added that, depending on the results of that contact, they could rebid the project. If no bids come in again, staff will have to complete the project.

Moved by Orazem, seconded by Goodman, to accept the report of no bids.

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

HEARING ON 2013/14 DOWNTOWN PAVEMENT IMPROVEMENTS (FIFTH STREET - DUFF AVENUE TO BURNETT AVENUE): Mayor Campbell opened the public hearing. There was no one wishing to speak, and the hearing was closed.

Council Member Gartin noted the disparity between the engineer's estimate and the bid received. City Manager Schainker advised that staff had analyzed the project, including the scheduling of the project, in an attempt to determine why the bids came in so much higher. In this case, only one bid was received for this project, and it was \$273,908 higher than the engineer's estimate. Civil Engineer Eric Cowles advised that firms that routinely bid this type of project were contacted. They expressed concerns about the time constraints included in the specifications that had to be met in order to avoid negative impacts on the various special events in the Downtown and to address specific property owner needs. At the inquiry of Mr. Gartin, Mr. Cowles said that he found no benefit in delaying the project and rebidding it. There is no guarantee that others would bid it or that a lower bid would be received.

Moved by Goodman, seconded by Orazem, to adopt RESOLUTION NO. 14-156 reallocating savings from other completed CIP projects to help fund the project.

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

Moved by Goodman, seconded by Orazem, to adopt RESOLUTION NO. 14-157 approving final plans and specifications and awarding a contract to Con-Struct, Inc., of Ames, Iowa, in the amount of \$1,234,443.

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

HEARING ON ZONING ORDINANCE TEXT AMENDMENTS TO CHANGE REQUIRED PARKING FOR OTHER OFFICE USES (EXCLUDING MEDICAL AND DENTAL OFFICES):

Director Diekmann reminded the Council members that, at its January 28, 2014, meeting, they had referred to staff a request from Chuck Winkleblack for a text amendment to address the parking requirements for General Office Uses within all zoning districts. Mr. Winkleblack had identified a potential conflict in the Code regarding the development of speculative commercial buildings in that different parking rates may apply to the same space for similar uses. In response to a proposed development at 517 Grand Avenue, the applicant is requesting that the General Office parking ratio be decreased to one (1) parking space for every 300 square feet of gross floor area (3.3 parking spaces/1,000 square feet).

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

Moved by Corrieri, seconded by Orazem, to pass on first reading an ordinance making a zoning text amendment to change the required parking for other office uses (excluding medical and dental offices) to one (1) space for every 300 square feet of gross floor area.

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

HEARING ON TEXT AMENDMENTS REGARDING STORM WATER MANAGEMENT REGULATORY STANDARDS FOUND IN SUBDIVISION AND ZONING CHAPTERS AND MAKING REFERENCE TO STANDARDS CONTAINED IN CHAPTER 5B:

Mayor Campbell opened the public hearing. She closed same after no one requested to speak.

Director Diekmann stated that, since Chapter 5B now includes all the standards and requirements regarding storm water management for site plan and subdivision review, a number of changes are needed to Chapter 23 (Subdivision Code) and Chapter 29 (Zoning Code). The proposed changes to Chapter 23 amend the requirements for storm water detention by deleting the quantity standards of Section 23.407(2) and referring to the new Section 5B. A change is also made to reference Chapter 5A (Construction Site Erosion and Sediment Control). The proposed changes to Chapter 29 delete the quantity standards of Section 29.406(11) for parking lot design and a new Section 29.415 is proposed that refers to new Section 5B. Two amendments are also needed to Section 29.1502(2) for application requirements pertaining to Site Plan review.

Moved by Corrieri, seconded by Goodman, to pass on first reading an ordinance amending Section 23.407.

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

Moved by Corrieri, seconded by Goodman, to pass on first reading an ordinance amending Section 23.502.

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

Moved by Corrieri, seconded by Goodman, to pass on first reading an ordinance amending Section 29.406.

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

Moved by Corrieri, seconded by Goodman, to pass on first reading an ordinance amending Section 29.1502.

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

HEARING ON SEWER REVENUE PLAN AND DESIGN LOAN FROM STATE REVOLVING FUND: The public hearing was opened by Mayor Campbell. There was no one who wished to speak, and the public hearing was closed.

Moved by Goodman, seconded by Betcher, to adopt RESOLUTION NO. 14-158 taking additional action with respect to a Sewer Revenue Loan and Disbursement Agreement and authorizing, approving, and securing the payment of a \$375,000 Sewer Revenue Loan and Disbursement Agreement Anticipation Project Note (IFA Interim Loan and Disbursement Agreement)

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

AMENDED DEVELOPMENT AGREEMENT FOR AMES COMMUNITY DEVELOPMENT PARK, 4TH ADDITION: City Planner Charlie Kuester recalled that, at its December 17, 2013, meeting, the City Council directed staff to prepare amendments to the Agreement to grant a one-time extension to require the second speculative building to be completed by June 1, 2014. Staff was also directed to obtain a Letter of Credit (in lieu of the mortgage) and to assess the developer \$12,000 for failure to meet the time line for completion of the second speculative building and to grant an extension of time for compliance. On January 28, 2014, the City Council reviewed a letter from Dayton Park, LLC, offering amended terms to the Development Agreement. The Council then directed staff to prepare an amendment to the Agreement that required completion of the second building by July 1, 2014, and to accelerate the construction of the third speculative building to be completed by December 31, 2014. The amendment also will allow the City to accept a Letter of Credit in the amount of \$350,000 in lieu of a mortgage against the property.

Moved by Corrieri, seconded by Orazem, to adopt RESOLUTION NO. 14-159 approving the amended Development Agreement for Ames Community Development Park 4th Addition (South Bell Avenue TIF Agreement), which requires the developer to complete the second speculative building by July 1, 2014; to commence construction of the third speculative building by July 1, 2014, with completion by December 31, 2014; and to provide to the City a Letter of Credit in the amount of \$350,000 (rather than a first lien mortgage).

At the inquiry of Council Member Goodman, Planner Kuester explained that the \$12,000 non-compliance penalty was directed by the Council on December 17, 2013. It was based on the expected loss of property taxes. In January, the developer proposed an alternative to the \$12,000 non-compliance penalty in that he would accelerate the completion of the third spec building so that building would be on the property tax roles of the assessment of January 2015.

Council Member Goodman said that one of his frustrations initially was that there were no remedies available in the Agreement if the developer did not meet the requirements. Council then had to decide how to impact the developer for not meeting his obligations; that resulted in a \$12,000 fee. The developer then came back with an alternative, which was accepted. He asked what the next step would be if the developer again fails to meet the term of the Agreement. City Attorney Parks advised that the Letter of Credit would be called; those funds would be used to complete the building.

Mr. Goodman asked a question pertaining to what would happen if the valuation came in less than \$375,000, specifically, if the Letter of Credit could be cashed and the City pay itself back for the

next 20 years for the difference in property taxes resulting from that deficiency. Planner Kuester noted that staff had taken the full set of site plans to the City Assessor for evaluation. The City Assessor was asked to estimate what the building would be worth. In this case, the City Assessor's estimate was almost double the \$375,000; therefore City staff felt comfortable that the Minimum Assessment Agreement had been met.

Council Member Nelson cited his concerns that the City had already made accommodations for the first project. He felt the second building is "open to interpretation" as to whether it meets the design covenants for the property; it doesn't match that of the other buildings in the area. Mr. Nelson pointed out that the City is now being asked to make another accommodation, and he is reluctant to proceed doing so without more assurance that the same thing is not going to occur again. Planner Kuester advised that the plans and specifications, as submitted, in the opinion of the Development Review Committee, met the design standards of the covenants. Council Member Nelson wanted to know if there were assurances with the next building that it would not look like the first one or at least if the City could get an explanation as to why it looks the way it does. Council Member Goodman asked if a decision on this matter could be postponed in order to have staff report back to Council as to where the building is in regards to the concerns expressed. City Attorney Parks answered that there was no time mandate that would require the City Council to take action on this at this meeting. She advised the Council members that if they had questions about the building meeting design standards, postponing would be the appropriate action.

Director Diemann asked if the City Council was interested in adding additional terms to clarify the design covenants. It appeared to him that, even if the design meets the covenants, it doesn't meet Council's expectations. Council Member Goodman said he believed there were two questions: (1) is the building meeting the standards currently, and if so, (2) is there a "tweak" available to make sure the building is matching the character that is warranted for the investment made by the City in the TIF Park. He also feels that a conversation should be had as to whether the standards are high enough for the investment made given the building being constructed in that area.

Council Member Gartin questioned the \$12,000 earlier referenced. Planner Kuester said it was a penalty for non-compliance with the terms of the Agreement. City Manager Schainker explained that there was a failure to comply with the terms of the contract, and the Council members had attempted to come up with an equitable consideration for them to be induced to extend the time frame for the completion of the building. They calculated what they thought would be a fair "replacement" for lost property taxes, which would have been generated if the building would have been completed on time. Council Member Gartin said his recollection was that the \$12,000 was framed as a penalty, and he had concerns about the legality of arbitrarily assessing a penalty. If there was a rational basis for lost property tax revenue, he could accept that; however, it is important to ensure that what is directed is legally viable.

Motion by Goodman, seconded by Gartin, to table this item.

City Manager Schainker summarized what he had heard as the Council members' desires, as follows: The Council wants to make sure that the design of the building that is currently being constructed is in compliance with the required covenants for exterior design (an exhibit to the agreement). Staff would then report back to the Council with the answer to that question. If it is not in compliance, a discussion on how to proceed would need to occur. If it is in compliance with the covenants, the Council might want to change the covenants in exchange for extending the deadline for the developer.

Vote on Motion to Table: 5-1. Voting aye: Betcher, Gartin, Goodman, Nelson, Orazem. Voting nay: Corrieri. Motion declared carried.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG): Vanessa Baker-Latimer, Housing Coordinator, noted that a City Council workshop had been held on March 18, 2014, to serve as the annual public forum to solicit input regarding the possible goals and priorities for the Consolidated Plan. Ms. Baker-Latimer advised that, on March 19, 2014, the City received an announcement that its allocation for the upcoming fiscal year would be \$488,278 (\$20,000 less than its current allocation).

Ms. Baker-Latimer shared the input from the attendees of the public forum. Based on the input, the following goals and priorities for the 2014-2018 Five-Year Consolidated Plan were presented for the City Council's consideration:

Goal 1: Utilize and leverage CDBG funds for low- and moderate-income persons through private and public partnerships as follows:

1a. Objective: To create, expand, and maintain affordable housing for homeless and low-income persons

1b. Outcomes:

Increase the supply of affordable rental housing

Improve the quality of affordable rental housing

Increase the availability of affordable owner-occupied housing

Maintain the supply of affordable owner-occupied housing

Provide temporary rental assistance

Increase supply of mixed-use development

Expand and maintain supply of emergency shelter and transitional housing

2a. Objective: to maintain Community Development Services to address the needs of low- and moderate-income persons

2b. Outcomes:

Continue provision of the Public Service Needs for homeless, special populations, and low-income households (utilities, rent, deposits, childcare, transportation, employment training, substance abuse, health services, legal services, other public service needs) and reduce duplication of services

Continue provision of Public Facilities needs for homeless, special populations, and low-income households (senior centers, homeless facilities, childcare centers, mental health facilities, neighborhood facilities, and other public facilities needs)

Continue provision of Public Infrastructure Needs in low-income census tracts (water, street, sidewalk improvements)

Council Member Goodman noted that he understood infrastructure projects are done because they meet the obligations; however, those projects traditionally are funded by property taxes. He is concerned that using CDBG funds for infrastructure projects means less money going to other priority projects. Mr. Goodman said he would have less concerns about the funding for infrastructure if it were part of an affordable housing project. Vanessa Baker-Latimer said the Public Infrastructure is listed only as a possibility. She pointed out that the CDBG

is an infrastructure program; that was what it was designed for. The funding may not be used to actually build housing; however, it can be used for water, streets, and sewer, e.g., Bentwood and Ken Maril Road projects. Council Member Goodman shared that he could be more flexible at this level if he knew that additional discussion would be held on specific projects. Ms. Baker-Latimer stated that additional discussion would be held on specific projects in the future. Director Diekmann told the Council that all the priorities at this point carry equal weight. He said that the Program is set up to be general in purpose to allow for discretion to annually be executed at the project level; if the Council starts removing items, it changes what it can even choose to fund in any one year without amending the Plan. The more specificity, the less flexibility there will be each year as to what projects may be chosen.

Goal 2: Utilize and leverage CDBG funds for non-low- and moderate-income persons through private and public partnerships as follows:

1a. Objective: Address Housing Needs in non-low- and moderate-income census tracts

1b. Outcomes:

Integrate affordable and market rate residential developments

Remove blight and deteriorated housing to reuse into new housing

Support and address Code enforcement of deteriorated housing

Remove blight and deteriorated housing in floodplain and other hazardous areas

According to Ms. Baker-Latimer, if the City Council was in agreement with the proposed goals and priorities for the 2014-2018 Consolidated Plan, the next step would be for staff to prepare the Consolidated Plan for the required 30-day public comment period and public hearing.

Moved by Betcher, seconded by Nelson, to adopt RESOLUTION NO. 14-159 approving the goals and objectives, as presented by staff, directing staff to incorporate those into the 2014-2018 proposed Five-Year Consolidated Plan, and directing staff to publish notice of the public comment period.

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

ANNEXATION REQUESTS: City Planner Charlie Kuester advised that the City had received two annexation requests for property in South Ames. One petition was for an approximately 189-acre expansion of the ISU Research Park (ISU Achievement Foundation/ISU Research Park/Erben and Margaret Hunziker Apartments, LLC), and the second was for approximately 20 acres of land intended for residential development south of the existing Wessex apartment complex (Reyes/RDJ Holdings). In order to not create an island, 13 acres of non-consenting property would be included in the annexation pertaining to expansion of the ISU Research Park. Pertaining to the “Reyes” annexation, there is a small piece of railroad right-of-way owned by Holly Plagman out of Des Moines, and it would have to be brought in as non-consenting in order to avoid creating an island. Mr. Kuester also pointed out the location of three parcels owned by the Christofferson’s. Annexation of those parcels was completed; however, withdrawn three days following the public hearing and approval, as allowed by *Iowa Code*.

Mr. Kuester provided specific details concerning each of the annexation requests. Items to be considered when annexation is sought were summarized by Planner Kuester. He also reviewed the annexation process.

Planner Kuester asked the City Council to consider combining the two annexation petitions into a single annexation, which would eliminate duplication of meetings, notice publications, and mailings. According to Mr. Kuester, combining the two petitions is possible since the two territories are separated only by University Boulevard (S. 530th Avenue).

Planner Kuester showed a map of the properties in question. He noted that there very irregular boundaries throughout the area, and staff wants to talk to all the property owners to ascertain if there are others who might be interested in coming in as consenting. The Council was also asked to provide direction to staff to evaluate the potential to maximize the 80/20 Rule for including non-consenting property owners consistent with the provisions of *Iowa Code* Section 368.7(1)(a) to create more uniform boundaries. He explained that, as the applications now stand, there is a total of approximately 207 acres of land owned by consenting owners. There is also a need to annex approximately 16 acres of land owned by non-consenting owners to avoid creating islands. This leaves the potential for approximately 28.8 acres of additional area that could be included with the annexation petition under the 80/20 rule. Any additional non-consenting acreage would be located west of University Boulevard abutting the Reyes application since the area includes additional designated growth area. Staff is proposing that additional action on the Annexation Petitions be delayed until the second meeting in April to allow staff time to talk to property owners. Staff would then come back to Council with the full petition of all the areas proposed for annexation.

At the inquiry of Council Member Orazem, Mr. Kuester confirmed that all the property in question is located within the Ames School District.

Council Member Nelson asked when discussion could occur about the potential for the former railroad right-of-way potentially being greenway or bike trail. Director Diekmann said it could be part of the annexation discussion. When it comes into the City, it would come in as part of the greenway overlay. It could be discussed during rezoning or subdivision review time. Member Goodman asked when the Council should indicate that interest. Planner Kuester said that if that was something that Council wanted to make part of a motion, it could occur at this meeting.

Mr. Orazem also asked how close Ames would be getting to the Heart of Iowa Trail. Planner Kuester advised that he was not sure; however, told the Council that staff could certainly work with the Metropolitan Planning Organization or the Parks Board or the Central Iowa Planning Authority on some long-range trails plans.

Mr. Kuester explained the actions that were being asked to be taken by the City Council at this time. Mayor Campbell added that, if there was interest in pursuing the railroad right-of-way, Council should give that direction to staff.

Upon being questioned by Council Member Gartin, Planner Kuester said that the City wanted to ensure that all issues surrounding rural water have been resolved prior to bringing prior to annexation. He noted that there is at least one property owner in this area that already receives Ames water. Assistant City Manager Bob Kindred gave an update on the City's continued efforts to discuss service boundaries with Xenia Rural Service. In addition, officials of the ISU Research Park are very interested in moving the expansion forward, and they are negotiating their own buy-out.

Moved by Goodman, seconded by Orazem, to direct staff to meet with adjacent property owners to determine who might be included in proposed annexation as additional consenting or non-consenting owners.

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

Moved by Betcher, seconded by Goodman, to direct staff to combine the two Annexation Petitions into one.

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

Moved by Nelson, seconded by Orazem, to deal with the railroad right-of-way.

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

PROTEST ON TREE REMOVAL (WELCH AVENUE AND LINCOLN WAY): Corey Mellies, Operations Manager, noted that City staff was approached about the trees surrounding the Kingland Systems property and the need for those to be removed to accommodate the construction of the new building. The first phase would remove six trees on Lincoln Way and three trees on Welch Avenue. The second phase would require the removal of an additional three trees on Welch Avenue.

Mr. Mellies pointed out that a written objection had been received from Kenneth B. Platt, 3620 Woodland Street, Ames. He noted that Mr. Platt specifically referenced underground vaults that extend from the basements of some buildings out under the sidewalks.

Mr. Mellies advised that all the trees in question were Honey Locust. He was unsure of the age of the trees.

According to Mr. Mellies, the process for removing a street tree is contained in Section 27.3 of the *Municipal Code*. If a tree is not being removed due to being a clear and present danger, City staff must follow the procedure outlined in Section 27.3. The trees proposed for removal were posted in accordance with the *Code*, and a date was set to receive objections.

Jeff Hubbell, Kingland Systems, told the Council, that in order to put footings in at the property line, they have to excavate backwards from that point so that it doesn't fall back in; it is necessary to excavate all the way to the curb line. The heavy construction equipment used to accomplish the Kingland project in limited space and subsequent above-ground construction activities would negatively impact the trees, even if they are not removed.

Mr. Mellies advised that the Minor Site Development Plan has not yet been approved for the site in question. The request to remove the trees stemmed from the need to demolish the existing buildings, which can be done through a demolition permit and does not require an approved site plan. It was also pointed out by Mr. Mellies that the tree removal in the area in question was discussed by the Campustown Bicycle and Pedestrian Task Force.

Moved by Orazem, seconded by Corrieri, to adopt RESOLUTION NO. 14-160 approving removal of trees posted in accordance with *Municipal Code* Section 27.3.

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

GRANT AVENUE WATER MAIN AND SANITARY SEWER IMPROVEMENTS (NORTH GROWTH AREA UTILITY EXTENSION): Civil Engineer Eric Cowles noted that the estimated project costs had increased from \$1,401,000 to \$2,282,356, or an additional \$881,356. He noted what had contributed to the increase.

City Manager Schainker pointed out that the City had not yet gone out for bids on this project. He wanted to identify a source of revenue and be prepared should the bids come in near the engineer's estimate. According to Mr. Schainker, some savings had been identified in other programs; without that savings, this project would not be able to be done. He said that the Council could delay this

project for another year; however, one of the Council's goals is to open up some residential areas, and the Northern Growth Area has been identified by the Council for residential development.

Mr. Cowles noted that the Public Works Department had offered some funding from the Sanitary Sewer Rehab Program to Water and Pollution Control (WPC) a few years ago for a project, and WPC was willing to reciprocate with some funding for this project.

Council Member Gartin noted that one of the options available was to look at re-engineering some of the project and asked if that were still a viable option. He emphasized that he did not want to see this project delayed. Mr. Cowles answered that the only other option available was to go with a lift station, which would also require pressure pipe; however, that carries a price tag in excess of approximately \$1 million. The City plans to go with gravity-serve, which is less expensive; however, requires that the sanitary sewer pipe be very deep (32 - 40 feet). Going that deep can cause headaches for maintenance in the future. According to Mr. Cowles, there are repair methods that do not require excavation; however, it depends on the repairs needed.

Moved by Nelson, seconded by Orazem, to adopt RESOLUTION NO. 14-161 approving preliminary plans and specifications for Grant Avenue Water Main and Sanitary Sewer Improvements (North Growth Area Utility Extension); setting April 16, 2014, as the bid due date and April 22, 2014, as date of public hearing.

Council Member Orazem asked if any of the up-front costs would be returned to the City when development occurs. Mr. Cowles advised that the City is up-fronting the money; however, Sewer Connection Districts are being established, and some money will come back as the developers connect to the line. According to City Manager Schainker, 100% comes back, but it is over a period of 30 years.

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

COUNCIL COMMENTS: Moved by Betcher, seconded by Goodman, to schedule a workshop for citizen and developer input on rezoning the three Breckenridge parcels with advice from staff on when to schedule the workshop and how to handle it.

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

Council Member Betcher noted that the City Council had been invited to participate in the VEISHEA Parade. She hoped that the Council members would accept that invitation.

Council Member Gartin reiterated that he had voted against the FAR request, not because the proposal didn't have merit, but because he didn't have enough information to make an informed decision.

Moved by Gartin, seconded by Goodman, to direct staff to expand the memo (previously provided to the Council) to compare the City's FAR standards comparable cities and to seek input from the development community, and come back to the City Council with that information so a decision can be made on any additional steps to be taken by the Council.

Mayor Campbell asked Mr. Gartin to indicate what priority should be assigned to that referral to the Planning staff.

Council Member Goodman said he didn't have the priority list in front of him, but felt that it was reasonable to put it at the bottom of the list.

Council Member Orazem stated that he felt there had been enough information provided to the Council.

Council Member Goodman shared that the City Council doesn't want to put pressure on staff, which sometimes might make Council make quick decisions and not do things as well as they could. He believes that there are things that can be done well by Council, which means adding more pressure to staff; however, a compromise in those situations would be to get more information to the City Council, but put the item at the bottom of Planning staff's priorities.

Council Member Corrieri said that she did not see the relevance in knowing the FAR in other communities. The City has to determine what it, as a community, wants for development. Council Member Gartin disagreed, saying that it ends up being a haphazard approach to development. Ames could learn from other communities.

Council Member Betcher said that she agreed this issue needed more study; however, she believes that it is part of a much bigger question, and she doesn't want to use staff time on just this limited question. She felt that perhaps it could come under the heading of some of the other goals of the Council, e.g., to reconsider the Land Use Policy Plan.

Moved by Gartin, seconded by Goodman, to amend the motion to limit it to just contacting the communities.

Vote on Amendment: 4-2. Voting aye: Gartin, Goodman, Nelson, Orazem. Voting nay: Betcher, Corrieri. Motion declared carried.

Vote on Motion, as Amended: 4-2. Voting aye: Gartin, Goodman, Nelson, Orazem. Voting nay: Betcher, Corrieri. Motion declared carried.

ADJOURNMENT: Moved by Betcher to adjourn the meeting at 9:24 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor