

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

JANUARY 10, 2017

The Regular Meeting of the Ames City Council was called to order by Mayor Ann Campbell at 6:00 p.m. on the 10th day of January, 2017, in the City Council Chambers in City Hall, 515 Clark Avenue. Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem were present. *Ex Officio* Member Sam Schulte was also present.

PROCLAMATION FOR SLAVERY AND HUMAN TRAFFICKING PREVENTION AND AWARENESS WEEK: Mayor Campbell proclaimed January 10 - 17, 2017, as *Slavery and Human Trafficking Prevention and Awareness Week*. Accepting the Proclamation was George Belitsos, Chairman of the Human Trafficking Prevention Network.

CONSENT AGENDA: Council Member Gartin asked to pull Item 12, the Engineering Services Agreement for the design of Grand Avenue, for separate discussion.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of December 20, 2016, and Special Meeting of December 23, 2016
3. Motion approving Report of Contract Change Orders for December 16-31, 2016
4. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class A Liquor - American Legion, Ames Post #37, 225 Main Street
 - b. Class B Beer & Class B Native Wine - Indian Delights Express, 120 Welch Avenue
 - c. Class B Beer & Outdoor Service - Torrent Brewing Co., LLC, 504 Burnett Avenue
 - d. Class C Liquor - Café Beau, 2504 Lincoln Way
 - e. Class C Liquor & Outdoor Service - Chipotle Mexican Grill, 435 S. Duff Avenue, Ste. 102
 - f. Special Class C Liquor - Vesuvius Wood-Fired Pizza, 1620 S. Kellogg Avenue, Ste. 108
5. Motion approving 5-day (January 28 - February 1) Class C Liquor License for Christiani's Events at the ISU Alumni Center, 420 Beach Avenue
6. Motion approving 5-day (January 12 - January 16) Class C Liquor License for Olde Main Brewing Company at the CPMI Event Center, 2321 North Loop Drive
7. Motion approving 5-day (January 20 - January 24) Class C Liquor License for The Mucky Duck Pub, LLC. at Reiman Gardens, 1407 University Boulevard (pending dram)
8. RESOLUTION NO. 17-001 approving and adopting Supplement No. 2017-1 to *Municipal Code*
9. RESOLUTION NO. 17-002 authorizing .25 FTE increase to Human Resources staff
10. RESOLUTION NO. 17-003 approving request to transfer remaining 2016/17 ASSET funds for Home Delivered Meals from Mary Greeley Home Health Services to Heartland Senior Services
11. RESOLUTION NO. 17-005 approving Agreement with Hunziker Development to allow operation of Unmanned Aircraft System within Ames airspace
12. RESOLUTION NO. 17-006 approving Releases of Assessment and Utility Connection Fee Obligation for Lots 8 and 9 in Eastgate Subdivision
13. RESOLUTION NO. 17-007 approving preliminary plans and specifications for 2014/15 Low-Point Drainage Improvements; setting February 8, 2017, as bid due date and February 14, 2017, as date of public hearing
14. RESOLUTION NO. 17-008 approving preliminary plans and specifications for Resource Recovery Tipping Floor Replacement; setting February 8, 2017, as bid due date and February 14, 2017, as date of public hearing
15. RESOLUTION NO. 17-009 accepting completion of WPC Sludge Pumping Building Heat Recovery Unit Replacement Project
16. RESOLUTION NO. 17-010 accepting completion of WPC Clarifier Drives Replacement Project

17. RESOLUTION NO. 17-011 accepting completion of 2015/16 Airport Improvements (Taxiway 01/19 Rehab)
18. RESOLUTION NO. 17-012 approving partial completion of public improvements and reducing security for Scenic Valley Subdivision, 2nd Addition
19. RESOLUTION NO. 17-013 approving partial completion of public improvements and reducing security for Scenic Point Subdivision
20. RESOLUTION NO. 17-014 approving Final Plat for Cochrane Farm Subdivision (4605 Hyde Avenue)

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

ENGINEERING SERVICES AGREEMENT FOR DESIGN OF GRAND AVENUE EXTENSION: Council Member Gartin said that he had pulled this item to point out that the City was taking an important step towards extending Grand Avenue. Municipal Engineer Tracy Warner said the City was getting very close to getting the environmental clearances that were discussed at the November 29, 2016, meeting. She stated that the City will be having a public meeting regarding this project at the beginning in February.

Moved by Gartin, seconded by Corrieri, RESOLUTION NO. 17-004 approving an Engineering Services Agreement with Shive Hattery of West Des Moines, Iowa, in an amount not to exceed \$1,045,000 for design of the Grand Avenue Extension project.

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

PUBLIC FORUM: Mayor Campbell opened Public Forum.

Richard Deyoe, 505 - 8th Street, #2, Ames, stated that he had recently gone to the cemetery asking about purchasing a cemetery lot. Staff at the Cemetery reviewed the rules with him. He said that he was surprised to learn that the rules do not allow children to visit the cemetery unless accompanied by an adult. Mr. Deyoe shared his desire for Ames to have a nudist park like there is in a lot of places in this country.

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

OUTSIDE FUNDING REQUESTS IN FY 2017/18: Assistant City Manager Brian Phillips reminded the Council that at its December 13, 2016, meeting, no decision had been made regarding the amount of funding to be made available for 2017/18 Outside Funding Requests. The Council delayed its decision asking for information from the Main Street Cultural District (MSCD) pertaining to how much of its request was related to the Downtown holiday lighting expansion. City staff has learned that of MSCD's \$70,000 request, \$20,000 is for a second round of funding for decorative lighting along the north/south streets in Downtown and another \$7,000 is for Downtown beautification, e.g., banners, benches, flowers, etc.

According to Mr. Phillips, once the Council makes its decision as to the total amount of funding, the applications will be reviewed by a committee of staff members and residents, and recommendations will be made back to the City Council. He also noted that if the Council wanted to offer additional guidance on the allocation of the funding, it would be an appropriate time to make that known. Mr. Phillips noted that last year, \$136,900 had been allocated. The 2017/18 requests total \$178,225, which is over a 30% increase.

Mayor Campbell noted that the request from the Ames International Partner Cities Association (AIPCA) for 2017/18 is contingent on whether a partnership is formed with a new City. Mr. Phillips advised that the AIPCA normally requests \$5,000; however, it is currently pursuing a partnership with a city in Italy. If that proves successful, it would utilize the entire \$8,000; if not, its request would be \$5,000.

At the inquiry of Council Member Orazem as to how the request for funding from the Main Street Cultural District (MSCD) for holiday lighting had been handled last year, Mr. Phillips answered that the Council had approved a separate allocation of \$20,000 out of Council Contingency in FY 2016/17. That amount was not reflected in the 2017/18 Request summary because it had been considered a one-time request. Council Member Orazem offered his preference to again keep the MSCD request for additional funding for lighting separate from the Outside Funding Request process.

Moved by Orazem, seconded by Betcher, to approve an increase of 6% from the current allocation (which would make the total amount \$145,114).

Council Member Gartin expressed his concerns about the appropriacy of two requests: Flying Cyclones and Colleges Against Cancer. City Manager Steve Schainker said the committee that will be reviewing the requests will pick up on the fact that they may not fit the criteria for Outside Funding Requests.

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

TRINITAS: Julie Gould, City Planner, advised that the City had received Annexation Petitions from two property owners representing 35.69 acres of land on the south side of Lincoln Highway. The site is immediately west of the Ames corporate limits and extends to the Boone County line of South 500th Avenue. The developer (Trinitas) has requested that the City Council initiate a 100% voluntary annexation of the four properties, which are located within the Southwest I Allowable Growth Area. The developer intends to pursue rezoning of the property to develop a student housing development configured with a mix of attached and detached housing types (with approximately 850 for-rent bedrooms) and public and private streets. According to Ms. Gould, the applicant's desired residential development would be consistent with a Village/Suburban Residential land use designation and the application would propose a Planned Residential Development for the layout and design of the project.

The Council was informed by Ms. Gould that staff had contacted the owner to the northwest of the proposed annexation area and the owner to the south of the site; however, neither owner has any interest in annexing to the City at this time. They would not be precluded from future annexation if they were not part of the proposed annexation. The first step for annexation is for the Council to accept the Petitions and refer them to the Planning and Zoning Commission for a recommendation.

Planner Gould reviewed Development Agreement issues. Water, sanitary sewer, storm sewer, street paving, sidewalk, and shared use path improvements are all needed to serve the proposed development and connect it to existing infrastructure east of the site. Although the site is within the Southwest I Allowable Growth Area and could be considered for "oversizing" incentives at City Council's discretion, the type of development and needed improvements would not generally be supported through oversizing and cost-sharing. The identification of the development improvements needs and potential costs in advance will assist the developer in understanding the obligations as site development is pursued. It will also afford the City the broadest level of discretion in consideration of off-site impacts with development of the site. Specific infrastructure issues to be considered in a Pre-Annexation Development Agreement were identified as: Lincoln Way road improvements, Lincoln Way shared-use path, paving of S. 500th Avenue, water main extension, stormwater improvements, sanitary sewer improvements, and transit service. There is a known sanitary sewer capacity issue. A study has been

done. It could not support any intensification of the area after this proposed development. Also, currently, CyRide Purple Route does not go beyond Thackeray Avenue on Lincoln Way, and there is no direct access to the system from the subject site. The nearest stop is approximately a half-mile east of the proposed development. The developer has indicated that they would be willing to commit to a private shuttle service for their residences; however, CyRide has indicated its opposition to private shuttle services because they are not coordinated with the City's transit operations. According to Ms. Gould, if the City Council has reservations about the potential 850-bed intensity of development or the arrangement of the exclusively rental configuration of dwelling units, it could address those issues within the Pre-Annexation Development Agreement.

Council Member Orazem pointed out that there had been quite a few improvements along College Creek. He asked to have more information on the surface water treatment. Director Diekmann said that the Stormwater Management Plan will have to be submitted and would have to be approved. It would need to meet the requirements of Chapter 5B of the *Code*.

Council Member Betcher noted that when staff refers to connecting to the shared use path that runs along the north side, that actually means the segment on the south that goes up to Wilder and then people would have to cross Lincoln Way to get to Wilder on the north. Also, at the inquiry of Ms. Betcher, Director Diekmann said that CyRide is opposed to private shuttle services because they are not coordinated with the City's transit operations. CyRide noted that they are not interested in changing its programming to accommodate a private shuttle service's schedule.

Council Member Orazem commented that if the City wanted to have another access of a shared use path, it seemed to him that rather than going along the south side of Lincoln Way, you could connect to the middle of this property. By connecting off the existing Daly Park Shared Use Path, there could be a way to extend the trail all the way out to the Boone/Story County Line. Director Diekmann stated that the greenway doesn't make it through the last block of houses all the way to the west property; however, staff will look at that. Mr. Orazem commented that it would be a nice extension of the trail farther west if it is possible. He pointed out that if the green area is part of the drainage area, that trail goes along the drainage area along College Creek all the way into Campus. Mr. Orazem recommended that staff look to see if the shared use path that goes to Daly Park could be extended all the way to the Boone County line.

Travis Vencel, representing Trinitas, said that the developer is in agreement with most of staff's recommendations. He is confident that they will be back in the next 60 days with an agreement to move forward on most, if not all, of the items.

Council Member Gartin asked if Mr. Vencel had any further thoughts on how to move students to Campus. Mr. Vencel said that they don't believe it needs to be part of the Development Agreement; however, they will continue to explore possible opportunities and discuss them with CyRide. He advised that it is not their practice to shuttle only to a CyRide shelter and then drop the riders off. The Mayor asked about the hours that they typically run their shuttles. Mr. Vencel answered that it varies market to market.

Treva Ward, 1012 Grand Avenue, Ames, commented that the matter of shared use path concerns him slightly. He noted that there is already a shared use path that runs entirely on the north side. Mr. Ward shared his concern that people would have to cross a major arterial with traffic running at 55 miles per hour. He recommended that the shared use path run entirely on the north side in order to promote safety and a protected crossing for people from this proposed development be provided; the City should not promote the construction of a short section of path on the south side. Mr. Ward thinks the City should be having discussion on continuity and promoting as few crossings as possible of major arterials.

Jason Yawn, 726 Carroll Avenue, Ames, asked if it would be better to utilize the money to reinforce the infrastructure of the City instead of spending money to expand the city limits. Director Diekmann stated that the developer is responsible for installing the infrastructure and all improvements that are associated with new development.

Marilyn Clem, 3306 Morningside, Ames, noted that the proposed development would be located right next to College Creek. She believes that if larger pipes are put in, her property will flood and Mike Peterson's property will flood. Ms. Clem wants to ensure that the water will not rise higher. She noted that her property flooded in October, almost flooded in December, and today, the water is rising fast and she has a large "ice skating pond" in her backyard. Council Member Gartin responded that he believes the improvements associated with the proposed development will actually help with the drainage. Ms. Clem believes that there will be more run off and further erode the banks of the Creek.

Director Diekmann told the Council that if the Council directs to move ahead with the Voluntary Annexation, it will come back for approval some time in February. The Council will also need to address the occupancy question and the plan for development.

Moved by Gartin, seconded by Corrieri, to refer the Petitions for Voluntary Annexation to the Planning and Zoning Commission and to direct staff to negotiate the terms of a Pre-Annexation Development Agreement.

Council Member Beatty-Hansen shared that she has concerns about putting so many students on the fringe of town. There will be a lot more cars and a lot more traffic. She also commented that she did not feel that the project is not a high enough priority to consume what is left of the sanitary sewer capacity. Ms. Beatty-Hansen said that she would prefer to handle the two items separately.

Council Member Gartin withdrew motion to direct staff to negotiate the terms of a Pre-Annexation Development Agreement.

Moved by Gartin, seconded by Corrieri, to refer the Petitions for Voluntary Annexation to the Planning and Zoning Commission.

Council Member Betcher cited her concerns about the proposed development specifically in light of the transit issues. She said she was also "a little gun shy" over what kinds of legal wrangling can come down the pike after a decision to annex the property is made, but the planned project is not approved.

City Attorney Judy Parks emphasized that annexation was not involved in the prior litigation that the City recently went through.

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

Moved by Gartin, seconded by Beatty-Hansen, to direct staff to negotiate terms of Development Agreement.

At the inquiry of Council Member Betcher, City Attorney Parks advised that the Development Agreement needs to come before the City Council for approval as part of the regular process. There is no guarantee that it would get the number of affirmative votes to move it forward.

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

321 STATE AVENUE DEVELOPMENT PROCESS: Director Kelly Diekmann stated that the City Council is being asked to provide direction on the process and range of uses that may be considered in the development of the 321 State Avenue property (Old Middle School site). The Council was reminded that a complete background on the range of issues related to development of affordable housing had been presented at its June 21 Workshop. At that meeting, the Council had directed staff to proceed with seeking HUD approval of the area as a Neighborhood Revitalization Strategy Area (NRSA) to allow for development of the site with a mix of household incomes and a minimum of 51% of the housing as affordable to low- and moderate-income households. The City was approved for NRSA designation for the area in November, and it is now time to proceed with selecting a preferred development option for the property.

According to Ms. Baker-Latimer, City staff met with eight representatives of the Old Middle School/College Creek Neighborhood in December to review information from the June workshop. The representatives emphasized that a majority of its members and property owners living in the neighborhood preferred a single-family owner-occupied housing type for the site.

Ms. Baker-Latimer outlined six policy issues that needed to be addressed:

1. Should the development process include a partner master developer or have the City serve as the developer to prepare the subdivision plat for individual sale of lots

It is staff's preference that a master developer be selected to develop the site.

2. Which City financial incentives should be offered for development of the property

It is staff's preference that Items a through d be utilized.

3. Should the percentage of homes affordable to low- and moderate-income households exceed the 51% minimum requirement for a NRSA

Staff has no preference regarding a minimum percentage; however, it should be noted that the fewer market rate houses that are allowed in the development, the higher the cost will be for the affordable homes.

4. What should be the requirements for ownership of either the affordable housing or market rate housing, or both

5. What building types should be allowed in the development

6. Should open space be incorporated with residential development at 321 State Avenue

Staff has no preference for relocating a park; however, this option could provide an opportunity to address the goals reflected in the current Consolidated Plan for providing owner-occupied and rental affordable housing

Council Member Orazem asked to know how this project would be related to the project on Sixth Street. Mr. Diekmann advised that Sixth Street development would only be related to this project if

Pertaining to Issue No. 4, Council Member Gartin wanted clarity as to what the public had been told about what housing type would be allowed. He noted that he thought he had communicated pretty clearly that one of the selling points was that it would be owner-occupied, single-family housing, and

he communicated that clearly to the public. Mr. Gartin said he thought that had been the sentiment of the Council as well. He again asked what was told to the public as to how the property would be used, i.e., owner-occupied versus rental. Director Diekmann recalled that comments had come from the public and made by some of the City Council members that the preference was for owner-occupied, single-family homes. Council Member Corrieri offered that she believed the Council's main focus of the discussions often centered around ensuring that it would be providing affordable housing for families. She strongly feels that, fundamentally, you can't build affordable housing without having a rental component. There are families who need affordable housing who will never get to the point of being able to buy a home. Ms. Corrieri pointed out that the Council has the right to learn from the process and change its opinion.

Council Member Betcher commented that the City Council spent a lot of time on rezoning the area. It ultimately was rezoned as Residential Low-Density, which sets limits on the intensity of the use. Therefore, you wouldn't see apartment buildings. Mr. Gartin noted that the comments from the public were that they didn't want rentals.

Housing Coordinator Vanessa Baker-Latimer recalled that, when the possibility using CDBG funds came into the conversation, the Council had been referred to the Consolidated Plan. Ms. Baker-Latimer stated that the need was for affordable single-family and low-income rentals, which was what came out of the Impediments Study. She stated that the justification to use CDBG funds was that the planned use of the property met the priority goals laid out in the 5-Year Consolidated Plan.

Ms. Betcher asked to know more about the possibility of relocating Franklin Park. She knows that the City normally looks at the radius of access to parks. According to Ms. Betcher, Franklin Park has mature trees, where the possible new location does not have mature trees or landscaping. Director Diekmann said that if it were moved to 321 State, park access would be extended a little bit farther to the east. Parks and Recreation Director Abraham stated that staff has not really looked at where Franklin Park would go if it were decided to move it to 321 State. There are some established trees at that location, but there are areas that are pretty much devoid of trees and landscaping. It all would depend on how the location fits in with the overall plan.

City Manager Schainker advised the Council members that the only reason to move Franklin Park would be if the Council was interested in the component of medium-density rental properties. Council Member Betcher noted that the City could have affordable rental homes as opposed to affordable rental apartments on State Street. Director Diekmann added that the main reason to move the Park is to get a site that scores very well on the RH Checklist for putting affordable housing near transit and services and not try to find a way to mix it in with single-family homes.

Sharon Guber, 2931 Northwestern Avenue, Ames, said that the neighborhood had been communicating very thoroughly with the City. She said she wished to address the topic of owner occupancy in relationship to the Breckenridge Settlement. Ms. Guber referenced the June 22, 2015, Press Release issued by the City stating that a settlement with Breckenridge had been reached to acquire the Middle Parcel for owner-occupied housing. She also noted that at the July 28, 2015, presentation by the City Attorney on the settlement, it was said, to "Provide an opportunity for home ownership in Ames that is not of a rental nature." According to Ms. Guber, the June 21, 2016, Staff Report stated that "321 State Avenue was acquired in December 2015 as part of the Breckenridge lawsuit settlement agreement." The parcel was acquired with Community Development Block Grant funds with the intent of creating affordable home ownership opportunities. Mayor Campbell pointed out that a number of needs have evolved as has an understanding in terms of what is possible for a development. The Council has also heard from a lot of people in the neighborhood who have expressed interest in rentals.

Ms. Guber said that she would accept that the Council may feel that there have been changes, but to keep saying that the “neighborhood was not of the understanding that the settlement was a trade-off for the 422 beds on the North Parcel for owner-occupied housing on the Middle Parcel” is more than incorrect.

Ms. Guber read the objectives and outcomes of the 2016-2017 Annual Action Plan. She showed the map depicting the Spring 2016 Apartment Project Estimate. Ms. Guber asked to know the City’s plan for owner-occupied affordable housing. According to Ms. Guber, the City was making a contract with the neighborhood when it said “owner-occupied housing on the Middle Parcel.”

Also, Ms. Guber said she had learned in June that a house that had been converted back to owner-occupied, was then sold to the City, and the City re-converted it back to a two-family rental. That meant that the City had taken a potential owner-occupied house out of the market.

It was the belief of Ms. Guber that the City had made an agreement with the neighborhood for owner-occupied housing to be on the Middle Parcel. The residents would like to stabilize the neighborhood.

Ms. Guber also provided the results of a large survey had been conducted to learn what amount of rental housing is acceptable. The interest of the people who responded (41% response rate) to the survey was clearly not to have any rental. Another question asked what housing style was preferable, which came back strongly for single-family detached.

Jason Paull, 1007 Arkansas Avenue, Ames, stated that he facilitates the AMOS Housing Team, which is a working group that researches housing issues in Ames and Story County and generates action to work towards housing stability in the community. The AMOS Housing Team is a member of the Ames Cluster, which is comprised of ten Ames institutions that represent hundreds of members of those institutions throughout Ames. Mr. Paull stated that they support a variety of housing options on the Middle Parcel for working families in this development, including various housing types, such as attached and detached, single- and multi-family options, options for ownership and rental opportunities, as well as a variety of price points. Each family is unique as to their situation and needs. The AMOS Housing Team proposed that 60% of the housing units built on the 321 State Avenue property be accessible to those at 60% or less of the average median income for the Ames Metropolitan statistical area.

Marilyn Clem, 3306 Morningside, Ames, 3310 Morningside, Ames, told the Council that she was interested in some quiet single-family homes for the neighborhood. She gave an example of a person in the neighborhood who has to pay \$1,500/month to rent her house, and said that Ames has to do something about the rental situation in Ames.

Julian Birch, 2925 Arbor Street, Ames, stated that his home directly connects with 321 State Avenue. He noted that there had been a comprehensive survey conducted last year to gauge the neighborhood’s feelings and preferences in the future development of 321 State Avenue. Mr. Birch noted that the clear majority of the survey’s respondents preferred owner-occupied detached single-family homes - no rentals to be included as there is already an over-abundance of them in this neighborhood;. It was expressed by Mr. Birch that there needs to be a balance between single-family homes and rentals.

Joanne Pfeiffer, 3318 Morningside Street, Ames, wanted to reaffirm that she was under the impression that 321 State Avenue would be single-family owner-occupied housing. She believes that there is already an over-abundance of rentals in the neighborhood. She said she is frightened for her neighborhood if there are more rentals. Ms. Pfeiffer stated her preference for there to be a balance of rental and homeownership.

Jan Flora, 1902 George Allen, Ames, said that he was a member of AMOS. He asked for an explanation of the workforce housing tax credits and whether that can only be utilized if it is a private developer. He asked if that meant that as much of 49% of the subsidy would go to those who have more than 80% of the area median income. Mr. Flora wanted to know if there was a way to focus that money on those who are 80% or lower of the area median income. He also asked if the City had looked at what the mix of renters and homeowners is in the surrounding area, and would it make sense to have that same mix on the Middle Parcel. A goal of AMOS is that there be some of the housing in the area below 60%. Mr. Flora pointed out that Ames is a city of people with many different income levels; this would be an opportunity to have mixed housing within 321 State. Director Diekmann explained workforce tax credits. It is a state program; the subsidy goes to the builder. The City will be able to dictate the price of the homes. Mr. Diekmann said that this area does have a higher concentration of rentals than any other area of the City. He also stated that if Franklin Park were to move, all of the medium-density housing would be at the Park's former location. Ms. Guber showed a map of the neighborhood depicting which homes were rentals and which homes were owner-occupied before the Aspen Heights proposal.

Housing Coordinator Baker-Latimer clarified that the home that was purchased by the City and converted to a two-family home. She referenced the CDBG Acquisition Reuse Program under which properties have been purchased and converted back to single-family homes since 2004. However, the Housing Impediments Study showed that there was a shortage of rental properties. The property referenced by Sharon Guber was the first property bought and converted to a rental; the rest have all been converted back to homeownership.

At the inquiry of Council Member Orazem, Ms. Baker-Latimer advised that the average price of a new single-family owner-occupied house would be between \$100,000 and \$115,000.

Issue 1: Moved by Orazem, seconded by Corrieri, to proceed with preparing a Request for Proposal to include a partner master developer.

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

Issue 2: Moved by Beatty-Hansen, seconded by Betcher, to direct that a through d all be utilized.

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

Issue 3: Moved by Beatty-Hansen, seconded by Corrieri, to direct that the percentage of homes affordable to low- and moderate-income households at a minimum be 60% plus a points system.

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

Issue 4: Moved by Gartin, seconded by Betcher, to prohibit rental of any home in the development.

Council Member Betcher offered that there is an abundance of rental properties in the neighborhood in question (more than 50%). She believes that there should be a balance of rentals and owner-occupied housing. Ms. Betcher would like to see more stability in the neighborhood, and she thinks that comes from homeownership. Council Member Gartin noted that the majority of people speaking at this meeting overwhelmingly preferred owner-occupied. It may well be that a mix of owner and rental properties would be a better product, and he wished that they would have had that conversation; however, he feels that the City communicated on a consistent basis to the neighborhood all through this process that it would be owner-occupied. From the standpoint of good governance, the City should stay with that, and if it doesn't work, it doesn't work.

At the inquiry of Council Member Corrieri as to how the City will guarantee that there will not be students living in this development. Director Diekmann stated that unrelated people do not meet HUD's definition of a family.

Council Member Nelson said that all of the Council members genuinely want to do the right thing with this. He asked if there is a point where homeownership may be more challenging than rental. Director Diekmann stated that when people are lower than 80%, it becomes very challenging; 80% is where it becomes possible.

Council Member Orazem shared his belief that placing a lot of requirements on the home forces it into a low-quality housing stock.

Council Member Corrieri noted that she did not believe that the type of people who would be renting homes on the site in question, e.g., families, elderly, would bring instability to the neighborhood. Ms. Betcher said that she did not think there would be less stability; however, there would be less turnover.

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

Moved by Corrieri, seconded by Nelson, to allow the developer to identify the percentage or number of homes that can be rented and make final decision based on a review of the overall proposal.

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

Option 5: Moved by Gartin, seconded by Beatty-Hansen, to allow the developer to propose a mix of single-family detached and attached housing (which will require the rezoning of the site).

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

Option 6: Council Member Gartin said he was not in favor of moving an amenity after people have chosen to live there. Council Member Betcher said she liked the idea of moving the Park because she sees it as an opportunity to have affordable rentals near the Commercial Node. Council Member Beatty-Hansen said she is interested in "keeping it on the table" until it has been discussed by the Parks and Recreation Commission.

Discussion ensued as to whether a survey should be conducted. City Manager Schainker pointed out that the possibility of moving Franklin Park has not gone before the Parks and Recreation Commission. To get all of this done, according to Director Diekmann, it would have to be made a priority. It would take at least five months; however, it involves more than his Department, and he doesn't want to speak for them. It was noted that to consider relocating the Park would hold up the development of the RFP, thus also hold up the project. Council Member Betcher said she sees this as an opportunity, but does not want to hold the process up. Housing Coordinator Baker-Latimer noted that the homes could progress on Wilmoth; it will not hold that up.

Moved by Betcher, seconded by Beatty-Hansen, to consider relocating Franklin Park to 321 State Avenue.

Council Member Gartin reiterated that he can't imagine moving Franklin Park out of this neighborhood.

Council Member Betcher asked if this would be tied to the 6th Street redevelopment. Director Diekmann said it would not.

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

The meeting recessed at 8:38 p.m. and reconvened at 8:45 p.m.

PURCHASE OF FRANKLIN PARK (201 S. FRANKLIN AVENUE): Moved by Corrieri, seconded by Nelson, to adopt RESOLUTION NO. 17-015 authorizing the Mayor to sign the Real Estate Purchase Agreement and Sales Contract with Iowa State University to purchase property at 201 S. Franklin Avenue (aka Franklin Park) in connection with the City’s CDBG State Avenue Neighborhood Revitalization Strategy Area (NRSA).

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

2016/17 U. S. HIGHWAY 69 IMPROVEMENTS PROGRAM (SOUTH DUFF AVENUE TRAFFIC SIGNAL): Public Works Director John Joiner explained that the signed documents will be in the City’s hands by the middle of next week. He also noted that the City had received written confirmation that Construct would stand by its bid. Because the signed documents have not been received by the City, staff’s recommendation is to table this item until the next Regular City Council Meeting.

Moved by Nelson, seconded by Corrieri, to table this item until January 24, 2017.

Council Member Gartin asked that this item be placed at the beginning of the Agenda for January 24, 2017.

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

BIKE ROUTE/PARK TRAIL CONNECTIONS IN LONG-RANGE TRANSPORTATION PLAN: Public Works Director Joiner stated that a number of goals have been established by the City Council for 2016/17. One of the objectives under the goal to “Encourage Healthy Lifestyles” involves several tasks regarding the trail system, as follows:

Task 1: Provide a summary of federal, state, and private funding sources available for trail construction projects.

A summary of federal funding opportunities as provided by the U. S. Department of Transportation was shown. The State of Iowa has the State Recreational Trails Program. Private funding would be on a project-specific basis and would likely involve providing some type of in-kind labor for construction.

Task 2. Provide a map of the existing park/greenbelt trail system that identifies gaps in the system.

A map of the existing bicycle facilities, trails, and path network was shown. It also showed the locations of proposed facility improvements from the Draft 2017-2022 Capital Improvements Plan (CIP). Those improvements were developed with the City Council’s directive in mind to average at least \$1.2 million in bicycle facility improvements in each year of the CIP.

Task 3a. Utilizing the Long-Range Transportation Plan (LRTP), present a plan in five-year increments to complete the connections.

Projects have been allocated into five-year increments. The years of 2015-2019 are considered “committed” and are more accurately shown on a local implemental level in the CIP. It was noted that

the LRTP is updated and approved every five years; the next update will be in 2020.

Task 3b. Identify trail segments that could be constructed with volunteer labor and develop a process to solicit proposal for volunteer trail construction.

Parks and Recreation Director Abraham noted the number of volunteers who assist in a multitude of ways in the Parks System. The shared use paths and on-street facilities are larger-scale projects that are typically constructed with heavy equipment and must follow state bidding laws. However, smaller walking paths within the park system that might typically consist of wood chips or light granular material could be maintained by volunteers. There are a number of opportunities for volunteers, depending on the trail surface type. The Friends of Emma McCarthy Lee and Munn Woods, Boy Scouts, and Iowa State University groups are the main sources of volunteers. Staff will be creating a volunteer page on the City's Website, including a write-up in the Parks and Recreation Facilities and Program Guides, putting information in newsletters, as well as using social media. That would be in addition to what is currently being done and should result in a diversified approach to secure volunteers.

Trevan Ward, 1012 Grand Avenue, Ames, representing the Ames Bicycle Coalition (ABC), shared that the ABC is excited to see the preview that was presented at this meeting.

HEARING ON BOILER MAINTENANCE SERVICES FOR POWER PLANT: Mayor Campbell opened the public hearing. No one came forward to speak, and the hearing was closed.

Moved by Gartin, seconded by Nelson, to accept the report of bids and delaying award of contract.
Vote on Motion: 6-0. Motion declared carried unanimously.

HEARING ON CITY HALL GYMNASIUM HVAC RENOVATIONS: The public hearing was opened by the Mayor. She closed same after there was no one wishing to speak.

Moved by Gartin, seconded by Nelson, to adopt RESOLUTION NO. 17-019 approving final plans and specifications and awarding contract to Converse Conditioned Air of Ames, Iowa, in the amount of \$182,220.

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

HEARING ON SALE AND CONVEYANCE OF VACATED RIGHT-OF-WAY LOCATED SOUTH OF 2700 LINCOLN WAY AND EAST OF 115 SOUTH SHELDON AVENUE: The Mayor opened the Public Hearing and closed it after no one asked to speak.

Moved by Orazem, seconded by Nelson, to pass on third reading and adopt ORDINANCE NO. 4289 vacating right-of-way located south of 2700 Lincoln Way and east of 115 South Sheldon Avenue.

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

Moved by Orazem, seconded by Nelson, to adopt RESOLUTION NO. 17-020 approving the sale of the vacated right-of-way to Ames Caddis, LLC, in the amount of \$17,217.17.

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

ORDINANCE TO CORRECT SCRIVENER'S ERRORS IN ORDINANCE NO. 4277: Moved by Orazem, seconded by Gartin, to pass on first reading an ordinance to correct scrivener's errors regarding legal description in Ordinance No. 4277 pertaining to rezoning, with Master Plan, of 3115, 3119, 3301,

3325, 3409, and 3413 South Duff Avenue from Highway-Oriented Commercial (HOC) and Agricultural (A) to Residential High Density (RH) and Highway-Oriented Commercial (HOC) [second and third readings and adoption requested].

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

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

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

Moved by Betcher, seconded by Orazem, to pass on second and third readings and adopt ORDINANCE NO. 4289 to correct scrivener's errors regarding the legal description in Ordinance No. 4277 pertaining to rezoning, with Master Plan, of 3115, 3119, 3301, 3325, 3409, and 3413 South Duff Avenue from Highway-Oriented Commercial (HOC) and Agricultural (A) to Residential High Density (RH) and Highway-Oriented Commercial (HOC).

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

SUPERVISED TRANSITIONAL HOMES: Moved by Gartin, seconded by Nelson, to pass on third reading and adopt ORDINANCE NO. 4286 allowing for Supervised Transitional Homes in RL, RM, RH, UCRM, RLP, FS-RL, FS-RM, F-PRD, S-SMD zoning districts.

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

ORDINANCE REVISING MUNICIPAL CODE CHAPTER 28 PERTAINING TO NET METERING: Electric Services Director Donald Kom asked the Council to make the effective date March 1, 2017, for the two Ordinances pertaining to net metering, so that they would start at the beginning of the billing cycle.

Moved by Gartin, seconded by Orazem, to pass on third reading and adopt ORDINANCE NO. 4287 revising *Municipal Code* Chapter 28 pertaining to Net Metering.

Roll Call Vote: 4-2. Voting aye: Betcher, Gartin, Nelson, Orazem. Voting nay: Beatty-Hansen, Corrieri. Ordinance declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

ORDINANCE REVISING MUNICIPAL CODE APPENDIX H: Moved by Gartin, seconded by Nelson, to pass on third reading and adopt ORDINANCE NO. 4288 revising *Municipal Code* Appendix H.

Roll Call Vote: 4-2. Voting aye: Betcher, Gartin, Nelson, Orazem. Voting nay: Beatty-Hansen, Corrieri. Ordinance declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Betcher, seconded by Gartin, to make Ordinance No. 4287 and Ordinance No. 4288 effective on March 1, 2017.

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

COUNCIL COMMENTS: Moved by Gartin, seconded by Beatty-Hansen, to refer to staff for a staff recommendation the letter from Heartland Senior Services dated January 5, 2017, requesting a correction to its ASSET application (Units of Service for Outreach were mistakenly entered as the number of Contact Units).

Mr. Phillips said that it will have to come back to the Council for approval of an amended ASSET Contract.

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

Discussion ensued about the Reliable Street request; however, no consensus was reached. Planning and Housing Director Diekmann said that he would indicate to the requesting party that Council took no action, so they should proceed with the parking lot plan.

Moved by Corrieri, seconded by Orazem, to add the request of Roger Underwood for an amendment to the Urban Fringe Plan pertaining to a 74-acre parcel off of Dayton to the list of unprioritized projects for the Planning and Housing Department.

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

Moved by Gartin, seconded by Nelson, to place the letter from Iowa Ready-Mix regarding solar on a future agenda.

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

Director Diekmann brought the request of AMERCO for a text amendment to the Council's attention. Council Member Corrieri stated that she had received it as part of the Non-Agenda Packet of December 23, 2016. The other Council members did not recall receiving the request. Council Member Gartin asked that staff send it out again.

CLOSED SESSION: Council Member Gartin asked City Attorney Judy Parks if there was a legal reason to go into Closed Session. Ms. Parks replied in the affirmative.

Moved by Gartin, seconded by Orazem, to hold a Closed Session, as provided by Section 21.5(1)c, *Code of Iowa*, to discuss matters presently in or threatened to be in litigation.

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

The Council returned to Regular Session at 10:15 p.m.

ADJOURNMENT: Moved by Gartin, to adjourn the meeting at 10:15 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor