

**MINUTES OF THE REGULAR MEETING OF THE  
AMES CONFERENCE BOARD AND  
REGULAR MEETING OF THE AMES CITY COUNCIL**

**AMES, IOWA**

**FEBRUARY 27, 2018**

**REGULAR MEETING OF THE AMES CONFERENCE BOARD**

The Regular Meeting of the Ames Conference Board was called to order by Chairman John Haila at 5:30 p.m. on February 27, 2018. Present from the Ames City Council were Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, David Martin, and Chris Nelson. Supervisor Lauris Olson represented the Story County Board of Supervisors. Representing the Ames Community School Board was Lewis Rosier. Leanne Harter attended on behalf of the Nevada Community School Board. Gilbert Community School District and United Community School District were not represented.

**MINUTES OF JANUARY 23, 2018:** Moved by Corrieri, seconded by Olson, to approve the Minutes of the January 23, 2018, meeting of the Ames Conference Board.

Vote on Motion: 3-0. Motion declared carried unanimously.

**APPOINTMENT TO BOARD OF REVIEW:** Moved by Betcher, seconded by Harter, to adopt RESOLUTION NO. 18-074 appointment Tanya Anderson to the Board of Review.

Vote on Motion: 3-0. Motion declared carried unanimously.

**HEARING ON PROPOSED 2018/19 BUDGET FOR CITY ASSESSOR'S OFFICE:** Chairperson Haila opened the public hearing. No one wished to speak, and the hearing was closed.

Moved by Rosier, seconded by Olson, to adopt the FY 2018/19 budget for the Ames City Assessor's Office.

Vote on Motion: 3-0. Motion declared carried unanimously.

**CONFERENCE BOARD COMMENTS:** Story County Supervisor Olson asked that, possibly next year or before, there be some discussion about some options that might be available in the future to have one Assessor or sharing the costs due to the possible increases in costs. She noted that this issue had been raised by Story County Supervisor Sanders at the January 23, 2018, Conference Board meeting. Mayor Haila noted that two studies had been done on this topic in the past. Those studies can be updated and forwarded to the Conference Board members.

**ADJOURNMENT:** Moved by Betcher, seconded by Rosier, to adjourn the Ames Conference Board at 5:37 p.m.

Vote on Motion: 3-0. Motion declared carried unanimously.

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

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 5:46 p.m. on the 27<sup>th</sup> day of February, 2018, in the City Council Chambers in City Hall, 515 Clark Avenue. Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin,

David Martin, and Chris Nelson were present. *Ex officio* Member Rob Bingham was also in attendance.

**RECOGNITION OF AMES HIGH SCHOOL BOYS 2018 STATE CHAMPION SWIM TEAM:** Mayor Haila, on behalf of the City of Ames, specially recognized Dan Flannery, Coach of the Ames High School Boys Swim Team, and members of the 2018 Team for earning the State Championship for the first time in 36 years. The Mayor stated that Ames High School had a record number (75) boys out for the Swim Team this past season. Even more notable was the fact that the Team Grade Point Average is currently 3.45 among the 53 letter-winners. Coach Flannery stated that both the Varsity and Junior Varsity Teams were undefeated this year. Ames won the State Championship by one point. There were 16 seniors on the Championship Team; it was a true team effort. According to Coach Flannery, this was only the third time that both the Ames Girls and Boys Swim Team won the State Championships.

**PRESENTATION OF PEDESTRIAN SAFETY STUDY PHASE II RESULTS:** Traffic Engineer Damion Pregitzer introduced Bill Troe, Transportation Planner with SRF, and Leif Garness, Senior Traffic Engineer with SRF, who are the consultants working with the City on the Study.

Mr. Troe pointed out that the focus area of the Study is along Lincoln Way from Sheldon Avenue to University Boulevard. The Study focused on all modes of travel. He reviewed the purpose of the Study, which was to note if there were safety/operations concerns and if current physical features or conditions contribute to those concerns. If there were, what options are there to address those features. Mr. Troe noted that they did not want any option to add travel time. According to Mr. Troe, this Study is addressing relatively a small portion of Lincoln Way; the Study will feed information into the Long Range Transportation Plan, a redesign of Transit, and Complete Streets policies that are being developed.

A summary of Phase 1 of the Study, which was the discovery phase, was given. Phase 2 is comprised of the recommended enhancements that were devised based on the discovery. Mr. Troe advised that recommended enhancements were developed for two primary intersections: Lincoln Way/Welch Avenue and Lincoln Way/Stanton Avenue. The reasons for concluding action was warranted were:

Lincoln Way/Welch Avenue:      Crash Severity  
   Crashes Involving Pedestrians

Lincoln Way/Stanton Avenue:      Uncontrolled Pedestrian Crossing Levels  
   Elevated Crash Rate  
   Minor Sight Distance Issues

Lincoln Way/Welch Avenue. The recommended physical corridor changes were described. According to Mr. Troe, the changes at the Lincoln Way/Welch Avenue intersection are intended to increase the level of pedestrian compliance with walk indications by removing the two-stage

crossing promoted by the raised median currently present. Those recommendations fall into the moderate-cost range (between \$20,000 to \$100,000). While study of the pedestrian compliance with signal indications associated with the presence of a median is relatively limited, those identified suggest an 18% reduction in compliance when a median is present. By removing the current four-foot-wide raised median (which was not intended to be a pedestrian refuge) through the left-turn lane and replacing it with a painted separation between the left-turn and inside through lane, that ad hoc refuge created by pedestrians is eliminated.

Council Member Gartin noted that, when they think about creating improvements to the Corridor, the improvements appear to fall into two categories:

1. “Standard of care,” which means that given the conditions, there should be certain improvements. Otherwise, the City could be held liable for incidents that occur.
2. The second category appears to be when the City chooses to go “above the standard of care.”

Mr. Gartin asked Mr. Troe to indicate what recommendations are getting the City to the “standard of care” and which ones are “above the standard of care.” Mr. Troe indicated that the Lincoln Way corridor appears to be a matter of behaviors; however, a lot of concerns about the corridor relate back to time.

At the inquiry of Council Member Gartin, Mr. Pregitzer advised that between 250 and 300 pedestrians cross at Lincoln Way and Welch per hour.

Council Member Martin asked if diagonal pedestrian crossings had been considered. Mr. Troe indicated that they had; however, those actually take more time out of the cycle.

Council Member Gartin indicated that he had received an email from a person who felt that the Study was being “harsh on pedestrians,” and asked if the speed of traffic had been considered. Mr. Troe answered that the options being recommended in the Study are intended to be beneficial to both pedestrians and vehicular traffic.

Recommended physical corridor changes for the Stanton Avenue intersection focused on one of two alternate philosophies of addressing observed conditions:

1. Discourage pedestrian crossing at the intersection. The Working Group supported a physical barrier, i.e., fence, be added to the median and the median break along Lincoln Way be eliminated. By removing the median break, a continuous barrier between controlled intersections at Welch Avenue and Lynn Avenue is possible and was proposed as the most-effective option to discourage pedestrian crossing.
2. Permit pedestrian crossings and improve safety. Features that result in discouraging pedestrian crossing at Stanton Avenue are relatively costly, increase maintenance costs, and restrict access

at Stanton Avenue to right-in-right-out. If those impacts are too intrusive at the intersection and surrounding areas to be accepted by pedestrians and/or travelers, the recommended alternative is to provide a marked, but uncontrolled, pedestrian crossing. It was the consensus of the Working Group to eliminate the uncontrolled pedestrian activity at Stanton Avenue was preferred; however, it was also the majority opinion that creating the continuous barrier required to eliminate crossings was very intrusive and had substantial negative vehicle impacts. Thus, the initial recommendation for the intersection was to establish a marked, but uncontrolled, pedestrian crossing. This concept would include: painting a crosswalk across the west side of the intersection and reconstructing the west-side median to provide an ADA-compliant crossing and pedestrian refuge in the median. Providing an adequate crossing will require reconstructing a portion of the eastern portion of the west-side median.

The recommendations were summarized as: planted medians, the light will remain, there will be an at-grade crossing, a portion of the median will provide pedestrian refuge. Council Member Betcher indicated that she is not totally in favor of these recommendations as she believes they encourage pedestrians to wait on the median.

At the question of Council Member Martin, Mr. Troe confirmed that pedestrians will still be required pedestrians to activate the signals.

The Corridor Signal Timing Update was explained. An update of the signal timing and offsets between intersections was recommended to address the following:

1. Reduce pedestrian and vehicular delay currently observed. Updating the timing from the circa-2008 plan could have the following benefits:
  - a. Reduce average pedestrian delay by approximately ten (10) to 23%, depending on the intersection, which can improve compliance with signal indication as the wait time is less.
  - b. Reduce average vehicular delay by approximately 20%.
2. Reduce the number of stops vehicles traveling through the corridor experience per trip. By updating the signal timing to better reflect current traffic, average stops can be reduced by approximately 18%.
3. Reduce corridor vehicle travel time. The proposed update to signal timing is anticipated to reduce corridor travel time by approximately 15%.

Associated with the signal re-timing, the Working Group supported incorporating a leading pedestrian interval (LPI) at Welch Avenue, which will give pedestrians the WALK indicator for approximately four to ten seconds (depending on approach) to at least cross one lane of traffic before vehicles on Welch Avenue are given the green light to proceed. The primary benefit of the early release is pedestrians are more visible to drivers, which results in a reduction in vehicle-pedestrian crashes and severe crashes. Based on pedestrian and vehicle traffic travel patterns,

implementing a LPI with the timing update, severe crashes could be reduced by 64% and vehicle-pedestrian crashes could be reduced by 59%. In addition, pedestrian compliance could improve by approximately 18%.

Preliminary cost estimate ranges were given for improvements at Welch Avenue (\$8,500 to \$10,000); Stanton Avenue Crosswalk (\$12,000 to \$15,000); Stanton Avenue Median Closure/Barrier (\$100,000 to \$125,000); and Corridor Re-timing (Minimal cost; staff time only).

Mayor Haila asked about ISU's response to the Study. Mr. Troe indicated that they had many of the same questions as the City Council; there were no contradictions or dissenting comments. Mr. Pregitzer commented that ISU very much sees this as a partnership with the City. Council Member Betcher indicated that Student Government has already been in contact with Police Officer Eric Snyder about

Council Member Betcher asked if the LPI be programmed into the lights. Many students do not seem to know that pedestrians have to push the button to get a WALK signal to cross at the intersection. Mr. Pregitzer indicated that, in the future, as technology progresses, perhaps it could be automatic based on its programming.

Council Member Martin asked for more information than was provided in the Council packet. He would like the version of the Power Point that was presented at this meeting.

Mr. Pregitzer asked if the Council could make a motion indicating whether it wanted staff to move forward with any of the recommendations that have costs. Staff will move forward with the timing recommendation, but would like direction on the two recommendations that have costs associated with them. City Manager Schainker indicated that staff would come back to the Council with options and cost breakdown. Mayor Haila said the Council could make a motion directing staff on this item under the Council Comments section of the Agenda.

**CONSENT AGENDA:** Council Member Martin asked to pull Item No. 27 pertaining to approval of the Preliminary Plat for 5571 Hyde Avenue (Rose Prairie) would be pulled from the Consent Agenda for separate discussion.

Moved by Gartin, seconded by Beatty-Hansen, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving Minutes of Special Meeting of February 5, 2018, and Special/Regular Meeting of February 13, 2018
3. Motion approving Report of Contract Change Orders for February 1-15, 2018
4. Motion approving new 8-month Class B Beer Permit & Outdoor Service for Homewood Golf Course, 401 E. 20<sup>th</sup> Street
5. Motion approving new Class E Liquor, C Beer, & B Native Wine Permit for Casey's General Store #2905, 3612 Stange Road
6. Motion approving new Special Class C Liquor License for Wing Stop, 703 S. Duff Ave. #101

- (pending final inspection)
7. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
    - a. Class E Liquor, C Beer, & B Wine – Wal-Mart Supercenter #4256, 534 S. Duff Avenue
    - b. Class C Liquor & Outdoor Service – Buffalo Wild Wings, 400 S. Duff Avenue
    - c. Special Class C Liquor & Outdoor Service – Stomping Grounds, 303 Welch Avenue
  8. Request from Mary Greeley Medical Center for Hope Run on Saturday, June 16:
    - a. RESOLUTION NO. 18-075 approving closure of Mortensen Road from Dotson Drive to State Avenue and State Avenue from Lettie Street to Mortensen Road from 7:30 a.m. to 9:00 a.m.
    - b. RESOLUTION NO. 18-076 approving waiver of road race fee
  9. Request from Raising Readers for Step Into Storybooks on April 14:
    - a. Motion approving blanket Temporary Obstruction Permit for event activities
    - b. RESOLUTION NO. 18-077 approving closure of Douglas Avenue from 5<sup>th</sup> Street to 6<sup>th</sup> Street from 8:00 a.m. to 12:30 p.m.
    - c. RESOLUTION NO. 18-078 approving waiver of parking meter fees and enforcement for metered spaces on Douglas Avenue between 5<sup>th</sup> Street and 6<sup>th</sup> Street and on 5<sup>th</sup> Street between Douglas Avenue and Kellogg Avenue from 8:00 a.m. to 12:30 p.m.
  10. RESOLUTION NO. 18-079 approving Police Department’s application for and participation in Governor’s Traffic Safety Bureau Enforcement Grant program
  11. RESOLUTION NO. 18-080 approving Funding Agreement (1-18-ICAAP-01) with Iowa Department of Transportation for South Grand Avenue Extension
  12. RESOLUTION NO. 18-081 awarding contract to Hawkeye Truck Equipment of Des Moines, Iowa, to provide and install one utility body and one crane on City-provided truck chassis in the amount of \$103,550
  13. RESOLUTION NO. 18-082 waiving purchasing policy requirement for competitive bidding and awarding contract for Transformer Repairs for Electric Services to Jordan Transformer, LLC, of Jordan, Minnesota, in the amount of \$66,209.46 (inclusive of Iowa sales tax)
  14. RESOLUTION NO. 18-083 approving preliminary plans and specifications for 2017/18 Asphalt Pavement Improvements; setting March 21, 2018, as bid due date and March 27, 2018, as date of public hearing
  15. RESOLUTION NO. 18-084 approving preliminary plans and specifications for 2017/18 Water System Improvements (Contract #2); setting March 21, 2018, as bid due date and March 27, 2018, as date of public hearing
  16. RESOLUTION NO. 18-085 approving preliminary plans and specifications for 2017/18 Clear Water Diversion; setting March 21, 2018, as bid due date and March 27, 2018, as date of public hearing
  17. RESOLUTION NO. 18-086 approving preliminary plans and specifications for 2017/18 Arterial Street Pavement Improvements; setting March 20, 2018, as bid due date and March 27, 2018, as date of public hearing
  18. RESOLUTION NO. 18-087 approving preliminary plans and specifications for North River Valley Low-Head Dam Improvements; setting March 29, 2018, as bid due date and April 10, 2018, as date of public hearing
  19. RESOLUTION NO. 18-088 approving preliminary plans and specifications for CyRide Bus Lifts Replacement Project; setting March 29, 2018, as bid due date and April 10, 2018, as date

of public hearing

20. RESOLUTION NO. 18-089 approving preliminary plans and specifications for Power Plant Window Replacement; setting March 29, 2018, as bid due date and April 10, 2018, as date of public hearing
21. RESOLUTION NO. 18-090 approving preliminary plans and specifications for Furnishing two 69kV Circuit Breakers and Capacitor Bank for Top-O-Hollow Substation and two additional Circuit Breakers; setting March 28, 2018, as bid due date and April 10, 2018, as date of public hearing
22. RESOLUTION NO. 18-091 approving Change Order No. 1 for Boiler Maintenance Services for Power Plant
23. RESOLUTION NO. 18-092 approving Correcting Change Order to 2014/15 Sanitary Sewer Rehabilitation (Manhole Rehabilitation - Flood Prone Manholes)
24. RESOLUTION NO. 18-093 accepting completion of City Hall Gymnasium HVAC Renovations

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

**PRELIMINARY PLAT FOR 5571 HYDE AVENUE (ROSE PRAIRIE):** City Planner Charlie Kuester advised that the property is a 170-acre parcel lying west of Hyde Avenue, east of the Union Pacific railroad, and south of County Road 190<sup>th</sup> Street. The property owner, Rose Prairie, LLC, is seeking approval of a Preliminary Plat that creates 16 outlots. The developer would then be allowed to sell each outlot for a subsequent subdivision. It was noted that none of the outlots in the Preliminary Plat will accommodate development until a subsequent Preliminary Plat and Final Plat for each outlot is approved. The approved Master Plan identifies one main access point from Hyde Avenue and one from 190<sup>th</sup> Street. The Preliminary Plat does identify two spine roads that will serve as collector streets for the development. The north-south street, Primrose Avenue, intersects with 190<sup>th</sup> Street and extends to the south line of the development where it will connect in the future with Auburn Trail. The east/west Street, Leopard Drive, is shown connecting Hyde Avenue to Primrose Avenue. This connection was required by the City Council at the time of Master Plan and rezoning approval in 2016. A five-acre park will be constructed on what is now shown as Parcel K.

Answering the question posed by Council Member Beatty-Hansen, Planner Kuester stated that when the Final Plat comes back to the City Council for approval, construction of a shared use path would be a requirement.

Council Member Gartin asked staff to ensure that the Restrictive Covenants that the homeowners get clearly indicate that the City of Ames will not tolerate nitrogen draining into the Ada Hayden Watershed.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 18-094 approving the Preliminary Plat for 5571 Hyde Avenue (Rose Prairie).

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

**PUBLIC FORUM:** Mayor Haila opened Public Forum. Anneke Mundel, 1111 Harding Avenue, Ames, and Elizabeth Wentzel, 1125 Marston Avenue, Ames, spoke on the formation of the new Roosevelt Neighborhood Association. Ms. Wentzel advised that the boundaries of the new Association include Roosevelt Park and all properties west of Grand Avenue to Northwestern Avenue and from the north side of the railroad tracks from Wheatsfield to 13<sup>th</sup> Street.

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

**HEARING ON ZONING TEXT AMENDMENT RELATING TO CHANGES TO GARAGE AND ACCESSORY BUILDING MATERIALS:** Planner Eloise Solstrum noted that on December 12, 2017, the City Council had directed staff to prepare a text amendment to increase the cumulative dimensional standard for garage door opening width from 27 feet to 30 feet width for single-family homes and to allow, under certain circumstances, additional garage door width to exceed the maximum cumulative dimension when they are not generally parallel and not viewable from the street. This referral was in response to a request by the Chair of the Zoning Board of Adjustment to consider different standards based on two recent variance requests. According to Ms. ???, increasing the cumulative garage door opening width to 30 feet for single-family homes would allow wider three-car garage door designs. The 30-foot width would provide greater ease in entering and exiting the garage and better accommodation of larger, wider vehicles.

According to Ms. Solstrum, the current standards also restrict single-family homes to no more than a three-car garage door design regardless of lot configuration, placement of the garage on the lot, or visibility of the garage from the street frontage. The current standard is applied the same to all single-family lots and is inflexible for addressing larger lots or unique situations where someone could accommodate additional garages, without impacting the street frontage. A second change is proposed to allow for additional garage door openings to exceed 30 feet for a home when the door openings do not have a visual impact on the design of the home as viewed from the street. The proposed standard is to allow only 20 feet of garage door width located parallel and visible from the adjoining street when the total garage door opening width exceeds 30 feet. Staff is also proposing to consolidate all the garage standards together and add language that clarifies that alley access standards from other parts of the Zoning Ordinance apply to all garages.

Director Diekmann advised that staff noticed today that the language about access from an alley really wasn't referring to the opening of the garage door. Mr. Diekmann said staff was recommending a change to the ordinance to clarify the intent. He asked that any motion for approval include a change to Section 4 of the Ordinance specifically under b. "Driveways to Alleys," which needs to read, "The garage door opening to a detached or attached garage that opens to an alley shall be located either eight feet from the property line abutting the alley or a minimum of 20 feet from the property line abutting the alley."

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

Moved by Nelson, seconded by Betcher, to pass on first reading an ordinance, as amended, relating to changes to garage and accessory building standards.

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

**HEARING ON 2016/17 TRAFFIC SIGNAL PROGRAM (6<sup>TH</sup> STREET/HAZEL AVENUE):** The public hearing was opened by the Mayor and closed after no one asked to speak.

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 18-095 approving final plans and specifications and awarding a contract to Voltmer, Inc., of Decorah, Iowa, in the amount of \$236,676.13.

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

**HEARING ON 2017/18 TRAFFIC SIGNAL PROGRAM (EAST LINCOLN WAY/DAYTON AVENUE):** The Mayor opened the hearing. No one requested to speak, and the Mayor closed the hearing.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 18-096 approving final plans and specifications and awarding a contract to Iowa Signal, Inc., of Grimes, Iowa, in the amount of \$309,416.64.

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

**DOWNTOWN FACADE GRANTS:** Planner Charlie Kuester noted that the City Council annually budgets \$50,000, as matching grants for eligible projects. The City Council awarded three grants in the first round of this fiscal year, which left \$69,000 available for the second round of funding during the 2017/18 fiscal year. At the January deadline, staff had received requests involving three properties for a total of four grants. The total requested grant funding is approximately \$59,000. Two grant requests are for the west and south facades of 131 Main Street. The property is the former Iowa Electric Light and Power Company building and is a two-story building on the northeast corner of Main Street and Douglas Avenue. The third grant application is for the property at 110 Main Street. This property is a single-story building that, at some point, was broken up into several separate properties with separate ownership. The fourth application is for 116 Main Street. This is a separate property, but in the same building as 110 Main Street.

Each request was detailed by Planner Kuester, as follows:

131 Main Street. Currently, Avec houses its building division offices on the first floor of the building. The building sits on a corner lot and has a front facade on Main Street and a secondary facade on Douglas Avenue with the entrance at the corner. The owner is renovating the entire building, interior and exterior, and is seeking a grant for the replacement of non-compliant windows on the upper floors, new exterior doors, and the installation of a canopy along the two street facades. Although the building initially was of a different character when it was constructed as a market, it was substantially remodeled in 1953. The 1953 character of the building is the period of historical significance for the building, not the original period of construction.

Mr. Kuester noted that the owner, in conjunction with the Main Street Cultural District (MSCD), is seeking up to a \$100,000 Community Catalyst Building Remediation Program Grant from the Iowa Economic Development Authority. The City of Ames would be the official applicant, but the City Council authorized the MSCD to apply on the City's behalf. If the Grant is awarded, it will be used as a financial match for the Catalyst Grant exterior and interior renovations of the building. The upper floor windows were replaced by the previous owner, making them non-compliant features. The Grant-eligible project includes replacing these with windows consistent with the 1953 rehab of the building. The project also includes four replacement doors. The canopy was removed by a previous owner, but was similar in size and shape to the one proposed for installation.

The Council was told what improvements would be eligible for the Facade Grant as they are removing non-compliant items and replacing them with compliant items (doors and windows) or are installing a compliant element where none now exists (the proposed canopy).

110 Main Street. Staff recommends awarding a Grant of 50% of the eligible costs up to the maximum of \$15,000. The applicant will need to provide cost breakdowns to ensure only eligible activities are funded with the Facade Grant.

116 Main Street. The front facade currently has an angled front wall and recessed doorway. The applicant proposes moving the wall to be flush with the right-of-way and to have an outswing door. The Design Guidelines include a preference for recessed entryways. Since the front facade of 116 Main already has a recessed door, staff believes it should be retained with a compliant design as part of the storefront improvements. The total estimated project cost for 116 Main Street is a lump sum of \$30,157.24 (plus sales tax of \$2,111.01). The project would be eligible for the maximum funding of \$15,000. Staff recommends awarding a grant of 50% of the eligible costs up to the maximum of \$15,000 with a condition that the design be updated to include a recessed entryway acceptable to staff. The applicant will need to provide cost breakdowns to ensure only eligible activities are funded with the Facade Grant.

Mr. Kuester noted that the issue of a flush wall and outswing door arose during the review of the facade grant application for 122 Main Street. The front facade was recessed although the Facade Grant was approved in 2013 with a flush outswing door. The flush outswing door ensured compliance with accessibility demands, and since the open door still resulted in a greater-than-four-foot unobstructed sidewalk, it was found to be acceptable in this location at this time during the Building Permit review. The owner of 116 Main Street prefers the flush wall and outswing door to retain similarity with 110 and 122 Main Street.

Mr. ??? advised that he was speaking as the representative for 116 Main Street. He stated that they just received the report on this item at 4:00 p.m. last Friday, so he is not fully prepared to comment on staff's recommendations. The issue is a flush wall and outswing door, which initially arose during the review of the Facade Grant application for 122 Main Street. The front facade was recessed, although the Facade Grant was approved in 2013 with a flush outswing door. Mr. ??? reiterated that the flush outswing door ensured compliance with accessibility demands, and since the open door still resulted in a greater than four foot of unobstructed sidewalk, it was found to be

acceptable in this location at that time during the Building Permit review. Mr. ??? prefers the flush wall and outswing door for 116 Main Street to retain similarity with 110 and 122 Main Street. Mr. ??? asked the Council to approve Option 2, which would allow a flush door and outswing door at 116 Main Street. The recessed door would require some kind of a ramp.

Council Member Gartin asked about the structural integrity of the building. As good stewards of taxpayers' dollars, the Council doesn't want to fund a Facade Grant for a building that is not structurally sound. Mr. Gartin noted that the property owners are including significant private dollars (around \$90,000); if they were not, he would not be in favor of the City providing Grant dollars.

Moved by Beatty-Hansen, seconded by Corrieri, to adopt RESOLUTION NO. 18-097 approving Facade Grants totaling \$49,038 for:

- a.. 131 Main Street in the amount of 50% of the estimated costs up to \$14,038 for the Main Street facade.
- b. 131 Main Street in the amount of 50% of the estimated costs up to \$15,000.
- c. 110 Main Street in the amount of 50% of the estimated up to \$15,000.
- d. 116 Main Street in the amount of 50% of the estimated costs up to \$15,000.

It was noted that that motion finds that the flush door and outswing door at 116 Main Street is acceptable and does not require the design to be modified.

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

Planning and Housing Director Diekmann asked that Item No. 33 be heard before Item No. 32 since there were members of the public interested in the Community Catalyst Building Remediation Program Grant. It was the consensus of the City Council to hear Item No. 33 next.

**LETTER OF INTENT TO PARTICIPATE IN COMMUNITY CATALYST BUILDING REMEDIATION PROGRAM GRANT (TABLED FROM FEBRUARY 13, 2018):** Director Diekmann recalled that at its February 13, 2018, meeting, the City Council directed staff to investigate alternative language for support of the historic work that is a part of the project (131 Street). He noted that the Iowa Economic Development Authority (IEDA) requires the City to submit a Letter of Intent to Participate and a separate document of Assurances with the Grant application. Mr. Diekmann read the language proposed by staff, which had been accepted by the IEDA. It was also stated by Director Diekmann that the Assurances state that certain federal and state regulations will be followed and that the project will be completed within two years unless an extension is granted. The Assurances are intended to verify that the proposed project can be accomplished by the property owner in the stated time frame, not that the City must complete the project. Mr. Diekmann emphasized that, at this point in the process, the City is submitting an application for the Grant. If the award is received, the City will enter into a separate grant agreement for administration to the sub-grantee, i.e., Avec.

Moved by Nelson, seconded by Martin, to authorize the Mayor to sign the Letter of Intent to Participate and Assurances for the Community Catalyst Building Remediation Program Grant.  
 Vote on Motion: 6-0. Motion declared carried unanimously.

**2018/19 PROPOSED ANNUAL ACTION PLAN PROJECTS FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM:** Housing Coordinator Vanessa Baker-Latimer informed the Council that City staff had hosted public forums on February 5 and 6, 2018, to gather input regarding potential projects for the FY 2018/19 CDBG Annual Action Plan. At the forums, she had provided an overview of the following items. After reviewing each item, the attendees were asked to give feedback on each item. Additionally, the participants were advised that, since the City is entering into the fifth and final year of the 2014-2018 5-Year Consolidated Plan, no major program suggestions or changes would be recommended. The overall feedback centered around the continual need of affordable housing for low-income households in the areas of rental, shelters, transitional, and home ownership units and around the continuation of public services, such as Security Deposit, First Month’s Rent and Transportation Assistance. According to Ms. Baker-Latimer, there seemed to be an overall consensus that the 2017-18 Action Plan activities should continue, but more emphasis be given to completing the development of 321 State Avenue for affordable housing.

It was stated by Ms. Baker-Latimer, that the 2018-19 federal funding allocation has not yet been announced, the proposed budget will be based on the current FY 2017-18 funding allocation amount of \$510,515. The Proposed Program Revenues were noted:

2018-19 CDBG Allocation	\$ 510,515*
2017-18 Anticipated Program Rollover	626,942
2018-19 Anticipated Program Income	6,000
Total 2018-19	\$1,143,457
Non-CDBG Revenue Resources (GO Bond)	250,000
Grand Total Revenues	\$1,393,457

\*Same as 2017-18 Allocation

Ms. Baker-Latimer described the Proposed 2018-19 CDBG Program Action Plan Activities and Expenses:

Homebuyer Assistance Program	\$ 325,000
Public Infrastructure Improvements Program for the Neighborhood Revitalization Strategy Area	851,354
Public Infrastructure Program Delivery Costs	80,000
Renter Affordability Programs	<u>35,000</u>
Total Programming	\$1,291,354
2018/19 Program Administration	<u>102,103</u>
Grand Total	\$1,393,457

Ms. Baker-Latimer noted that the need to improve and expand the supply of affordable housing for low- and moderate-income households can best be accomplished through the implementation of the 321 State Avenue project (Homebuyer Assistance Program and the Renter Affordability Programs). The use of rental assistance and homebuyer funds represent approximately 25% of the total funding used directly toward housing-related programs.

Moved by Corrieri, seconded by Betcher, to approve the 2018/19 Annual Action Plan Projects for the Community Development Block Grant Program, as proposed by staff.

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

**AUTHORIZATION TO UTILIZES EMINENT DOMAIN, IF NECESSARY, PERTAINING TO LAND ACQUISITION FOR NORTH RIVER VALLEY WELL FIELD PROJECT:**

Mayor Haila noted that a settlement had been reached with the property owners; therefore, this item did not need to be acted on by the City Council.

**DATE AND ROUTE FOR MAYOR AND CITY COUNCIL'S BIKE RIDE:** Management Analyst Tasheik Kerr stated that staff is proposing the Bike Ride be held on the morning of Saturday, May 12, 2018. She noted that May is National Bike Month, and the Bike Ride would serve as the kick-off for National Bike-to-Work Week. The Mayor and City Council were asked to approve a start time for the Ride.

Moved by Betcher, seconded by Corrieri, to approve the Mayor and City Council's Bike Ride to begin at 9:00 a.m. on May 12, 2018.

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

**DISCUSSION OF ADDITIONAL QUESTIONS TO RESIDENT SATISFACTION SURVEY TO REPLACE PREVIOUS ONE-TIME SPECIAL TOPICS OF INTEREST:**

Public Relations Officer Susan Gwiasda noted that each year, a small amount of space is reserved for current issue/policy questions to be added. The timberline for the Survey was provided. Topics that had been brought to her attention by Council members in the past were noted by Ms. Gwiasda.

Council Member Betcher pointed out that the City Council had received a request from the Healthiest Ames Board to include a small number of health-related questions to the City's annual Resident Satisfactory Survey. The request provided seven sample questions for the Council's consideration. Ms. Betcher recommended that

*Ex officio* Member Bingham suggested that the Survey include questions that pertain directly to students and how they can integrate into neighborhoods. It was noted that the recipients of the Survey are randomly chosen, but includes all community residents. There is not a separate survey that goes only to students. City Manager Schainker suggested that perhaps a separate survey could be done for that.

Moved by Betcher, seconded by Corrieri, to direct Public Relations Officer Susan Gwiasda to work with the Healthiest Ames Board to identify a focus for questions that could be included in the extra

space on the Resident Satisfaction Survey.

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

**MISO TRANSMISSION AGREEMENT COMMITMENT LETTER:** Electric Services Director Donald Kom noted that the City is a member of the Mid-continent Independent System Operators (MISO) transmission owners group. Recently, there was a complaint brought before the Federal Energy Regulatory Commission (FERC) that public transmission owners are treated differently than other non-public utility transmission owners. To correct the inconsistency between investor-owned utilities and municipalities, MISO gave the non-public utilities (municipal utilities) a choice:

1. Sign a document that commits non-public utilities to the same requirements as the public utilities (investor-owned utilities), or
2. Allow the municipal utility to leave MISO as a transmission-owning utility.

According to Director Kom, staff vetted the two options internally, with MISO, and with other municipalities in Iowa. All municipal utility staff members to whom City staff has spoken have signed the form and are remaining as a MISO transmission owner.

Mr. Kom advised that, the City presently has more investments than expenses and the City receives yearly transmission revenues of roughly \$2,000,000. By choosing the first option, the City would continue to receive revenues, but would be subject to refunds if MISO deems necessary. The other option was to leave MISO as a transmission owner. The City would no longer be subject to possible refunds, but would not receive any credits for its transmission investments.

According to Director Kom, MISO required all utilities to return the signed form by February 20. Failure to sign would have meant removal from MISO as a transmission owner. After staff's analysis, Electric Services staff concluded that the best course of action would be to remain as a MISO transmission owner and be subject to the same refund obligations at other public transmission owners. The City Attorney reviewed the MISO form and advised that staff approval was adequate in this case. The form was signed by Donald Kom. At this time, no action was being requested of the City Council.

**ORDINANCE RESTRICTING PARKING AT ALL TIMES ON NORTH SIDE OF PHOENIX STREET:** Mayor Haila asked if there was anyone wishing to speak on this item. No one came forward.

Moved by Gartin, seconded by Corrieri, to pass on first reading an ordinance restricting parking at all times on north side of Phoenix Street from North Dakota Avenue to Yuma Avenue.

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

**ORDINANCE ADOPTING, BY REFERENCE, THE 2017 EDITION OF NATIONAL ELECTRICAL CODE, WITH AMENDMENTS:** Moved by Beatty Hansen, seconded by

Corrieri, to pass on second reading an ordinance adopting, by reference, the 2017 Edition of National Electrical Code (NEC) with one local and two State of Iowa amendments.  
Roll Call Vote: 6-0. Motion declared carried unanimously.

**ORDINANCE ASSIGNING RECENTLY APPROVED ANNEXED AREA (RESOLUTION NO. 17-698) TO A WARD AND PRECINCT:** Moved by Corrieri, seconded by Betcher, to pass on second reading an ordinance assigning recently approved annexed area (Resolution No. 17-698) to Ward and Precinct.  
Roll Call Vote: 6-0. Motion declared carried unanimously.

**ORDINANCE AMENDING *MUNICIPAL CODE* CHAPTER 28 TO INCORPORATE PRETREATMENT LOCAL LIMITS TABLE:** Moved by Beatty-Hansen, seconded by Corrieri, to pass on third reading ORDINANCE NO. 4335 amending *Municipal Code* Chapter 28 to incorporate Pretreatment local limits table.  
Roll Call Vote: 6-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:** Moved by Betcher, seconded by Corrieri, to direct staff to place the memo from City Attorney Mark Lambert pertaining to Encroachments on a future agenda.  
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Corrieri, seconded by Beatty-Hansen, to direct the City Attorney to add the CSC zone to the Ordinance (pertaining to sidewalk signs).  
Vote on Motion: 6-0. Motion declared carried unanimously.

**COUNCIL COMMENTS:** Moved by Beatty-Hansen, seconded by Corrieri, to ask staff to come back with a budget and time frame for the recommendations that were offered for the Lincoln Way Multi-Modal Crossing Study.  
Vote on Motion: 6-0. Motion declared carried unanimously.

Council Member Betcher gave an update on the Downtown National Register Nomination for Downtown. It has made it through the state level and has now been sent to the National Park Service.

Council Member Martin reminded the public that Council had scheduled its second Workshop on the Rental Housing Ordinance for March 20. He noted that the Council still had not heard from all the neighborhoods located in the Moratorium zone.

**ADJOURNMENT:** Moved by Corrieri, seconded by Gartin, to adjourn the meeting at 8:45 p.m.  
Vote on Motion: 6-0. Motion declared carried unanimously.

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Diane R. Voss, City Clerk

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John A. Haila, Mayor

