

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

AMES, IOWA

SEPTEMBER 25, 2018

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

The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor and voting member John Haila at 6:00 p.m. on the 25th day of September, 2018, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Other voting members present were: Bronwyn Beatty-Hansen, City of Ames; Gloria Betcher, City of Ames; Tim Gartin, City of Ames; David Martin, City of Ames; Chris Nelson, City of Ames; Lauris Olson, Story County; and Bill Zinnel, Boone County Supervisor. Voting member Juan Bibiloni, Transist Representative arrived at 6:03 p.m. and Transit Planner Shari Atwood.

AAMPO Administrator and Ames Public Works Director John Joiner, City of Ames Transportation Planner Tony Filippini, City of Ames. Voting members Amber Corrieri, City of Ames and Jonathan Popp, Gilbert Mayor; were absent.

MOTION APPROVING APPOINTMENT OF PUBLIC WORKS DIRECTOR JOHN JOINER TO STATEWIDE URBAN DESIGN SPECIFICATIONS (SUDAS) BOARD OF DIRECTORS: Moved by Nelson, seconded by Zinnel, to approve appointment of Public Works Director John Joiner to the Statewide Urban Design Specifications (SUDAS) Board of Directors. Vote on Motion: 8-0. Motion declared carried unanimously.

RESOLUTIONS CERTIFYING PROJECTS IN IOWA CLEAN AIR ATTAINMENT PROGRAM ICAAP GRANT APPLICATION CONFORM TO AAMPO'S REGIONAL TRANSPORTATION PLANNING PROCESS: Tony Filippini advised that the ICAAP helps to fund transportation projects and programs that result in attaining or maintaining the national ambient air quality standrds (NAAQS). While the Ames Area MPO is "in attainment" of the NAAQS, ICAAP funds are available for projects in the area that result in reductions in vehicle emissions and traffic congestion.

The AAMPO is required to review all potential ICAAP applications within the area for the following three items: (1) completeness, (2) financial feasibility, and (3) conformity with the AAMPO transportation planning processes and plan. The AAMPO Technical Committee reviewed three applications for approval, all of which were from CyRide. The ICAAP grant application is due to the Iowa Department of Transportation by October 1, 2018.

Moved by Betcher, seconded by Olson, to adopt RESOLUTION NO. 18-530 certifying that the

West Ames changes (#12 Lilac new route & Lilac bus expansion) project, added frequency for service with #1 red, #7 purple, and #11 cherry routes in the Iowa Clean Air Attainment Program grant application conform to the AAMPO's regional transportation planning process.

Vote on Motion: 8-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Betcher, seconded by Olson, to adopt RESOLUTION NO. 18-531 certifying that the #9 plum summers and ISU breakdays for CyRide in the Iowa Clean Air Attainment Program grant application conform to the AAMPO's regional transportation planning process.

Vote on Motion: 8-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Betcher, seconded by Olson, to adopt RESOLUTION NO. 18-532 certifying that the #5 yellow midday service for CyRide route in the Iowa Clean Air Attainment Program grant application conform to the AAMPO's regional transportation planning process.

Vote on Motion: 8-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Transit Representative Juan Bibiloni arrived at 6:03 p.m.

MOTION APPROVING THE FTA TITLE VI PROGRAM FOR SUBMISSION TO THE IOWA DEPARTMENT OF TRANSPORTATION: Tony Filippini stated that, as a recipient of Federal funding, the AAMPO is required to operate its programs and activities in accordance with the Civil Rights Act of 1964 and its amendments, known as Title VI, which prohibit discrimination on the basis of race, color, or national origin. He noted that the Ames Area MPO updates the FTA Title VI program every three years and submits it to the Iowa Department of Transportation to demonstrate compliance. Mr. Filippini stated that this submission is similar to the last one done in 2015, and if approved tonight will be good until 2021.

Council Member David Martin noted that on the Language Communication Guidelines, it states "For the purpose of this Policy, LEP persons are citizen's households who are eligible to participate and/or benefit from the various federally funded programs." He said that he was looking at the word "citizen" and wanted to know if this applies to US citizens or everyone in the community. John Joiner stated that it is just referencing the community. Council Member Tim Gartin stated he would caution changing a word as there may be implications throughout the rest of the document. Mr. Joiner pointed out that the whole point of the document is for equal access. He will look into the wording.

Moved by Beatty-Hansen, seconded by Martin, to approve the FTA Title VI Program for Submission to the Iowa Department of Transportation.

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

MOTION APPROVING PAVEMENT, BRIDGE, SYSTEM PERFORMANCE, AND

FREIGHT PERFORMANCE TARGETS: Mr. Filippini noted that this is a new item that is being presented after a couple years of the service transportation bill and they are finally getting to implementation. He noted that the state is the one who will be providing and reporting these performances to the Federal Highways Administration with two-year and four-year targets. The Ames Area MPO is required within 180 days of the State's Submission of the Pavement bridge, System Performance and Freight performance measures, to adopt safety performance targets. Mr. Filippini stated that upon approving safety measures, the Ames Area MPO will be required to reflect the performance measures and targets in all Long-Range Transportation Plans and Transportation Improvement Programs.

Council Member Tim Gartin asked if this was merely a recording mechanism if it had any implications on how roads would be maintained. Mr. Joiner stated that the two performance measures apply to the National Highway System, which would include I-35, US 30, and US 69. Ms. Betcher inquired if this would also be applied to portions of US 69 that are surface streets. Mr. Joiner stated it would apply.

Moved by Gartin, seconded by Beatty-Hansen, to approve pavement, bridge, system performance, and freight performance targets.

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

MOTION APPROVING FY 2018/19 SAFETY PERFORMANCE TARGETS: Mr. Filippini stated this was the second year in which the MPO has considered the safety targets reported by the Iowa DOT and will become an annual action. Upon approving safety measures, the Ames Area MPO will be required to reflect the performance measures and targets in all Long-Range Transportation Plans and Transportation Improvement Programs. Each update to the Long-Range Transportation Plan will report system performance measure progress towards achieving those targets.

Moved by Betcher, seconded by Olson, to approve the FY 2018/19 Safety Performance Targets.

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

ADJOURNMENT: Moved by Bibiloni to adjourn the AAMPO Policy Committee meeting at 6:12 p.m.

REGULAR MEETING OF THE AMES CITY COUNCIL

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:15 p.m. on September 25, 2018, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames City Council were Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and David Martin. *Ex officio* Member Allie Hoskins was also present.

Mayor Haila stated that he wanted to take a moment to discuss the tragedy from last week and as a City they are still grieving the loss of Celia Barquin Arozamena. He stated that Law Enforcement did an amazing job with communication to the City, partners at ISU, and the school district. He

noted that the City is going to continue to move forward and Ames is still a safe community and will continue to work on ways to enhance safety within the community.

PROCLAMATION: Mayor Haila proclaimed October 5, 2018 as “Manufacturing Day.” Accepting the Proclamation were Dan Culhane, President and Chief Executive Officer of the Ames Economic Development Commission and Drew Kamp, Director, Public Policy & Business Development. Mr. Culhane mentioned that manufacturing is an important part of the economy and within the last week 3M has applied for an expansion. He wanted to raise the profile of how important manufacturing is in the marketplace.

Council Member Amber Corrieri arrived at 6:20 p.m.

CONSENT AGENDA: Council Member Beatty-Hansen requested to pull Consent Item No. 8, Motion approving 5-day (October 17) Special Class C Liquor License for Wheatsfield Cooperative, 2508 Mortensen Road. Council Member Tim Gartin requested to pull item No. 14, Youth and Shelter Services for exclusive use of Municipal Lot P, to be pulled from the Consent Agenda for separate discussion.

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

2. Motion approving payment of claims
3. Motion approving Minutes of Regular Meeting of September 11, 2018
4. Motion approving Report of Contract Change Orders for September 1 - 15, 2018
5. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor, B Wine, Catering, & Outdoor Service - +39 Restaurant, Market, & Cantina, 2640 Stange Road
 - b. Class C Liquor & Outdoor Service - Wallaby’s Grille, 2733 Stange Road
 - c. Class C Liquor - HyVee #1 Clubroom, 3800 W. Lincoln Way
 - d. Class C Beer and B Wine - HyVee Gas #5018, 636 Lincoln Way
6. Motion approving 5-day (October 3 - 8) Special Class C Liquor License for Gateway Hotel & Conference Center at ISU Alumni Center, 420 Beach Avenue
7. Motion approving 5-day (November 17) Special Class C Liquor License for Gateway Hotel & Conference Center at ISU Alumni Center, 420 Beach Avenue
8. Motion approving 5-day (October 17) Special Class C Liquor License for Wheatsfield Cooperative, 2508 Mortensen Road
9. Resolution approving 2018 Street Finance Report
10. Resolution approving a Memorandum of Understanding with the International Union of Operating Engineers (IUOE) Local 234, which authorizes a hiring bonus and increase in Step A wages for the CyRide Mechanic Assistant classification
11. Resolution approving request from Ames Community Preschool Center to carry over \$54,257.22 in unspent FY 2017/18 ASSET funds to FY 2018/19 and authorizing staff to reimburse services rendered in FY 2017/18 that have not yet been paid
12. Resolution approving Neighborhood Improvement Project Grant to Spring Valley Neighborhood in the amount of \$1,010

13. Resolution approving Purchase Agreement for acquisition of property for the construction of North River Valley Well Field and Pipeline Project
 14. Youth and Shelter Services for exclusive use of Municipal Lot P:
Motion directing staff to draft a 3-year Lease
 15. Outdoor Ice Rink:
 - a. Motion accepting donations from Iowa Wild and Wells Fargo
 - b. Resolution approving Hold-Harmless Agreement
 16. Requests from ISU Homecoming Central Committee for ISU Homecoming Events on Friday, October 26, 2018:
 - a. ExCYtement in the Streets
 - i. Motion approving blanket Temporary Obstruction Permit
 - ii. Resolution approving closure of portions of Sunset Drive, Ash Avenue, Gray Avenue, and Pearson Avenue from 5:00 p.m. to 11:00 p.m.
 - iii. Resolution approving suspension of parking regulations for closed areas from 5:00 p.m. Thursday, October 25, until 11:00 p.m. Friday, October 26
 - b. Central Campus Events
 - i. Motion approving request for Fireworks Permit for display from ISU Central Campus at midnight on Friday, October 26, for Mass Campaniling
 17. Resolution approving closure of and waiver of fees for 33 parking meter fees in Lot Z from 8 AM to 6 PM for Boys & Girls Club of Story County “Over the Edge” event on October 12, 2018
 18. Resolution approving preliminary plans and specifications for Scaffolding and Related Services and Supplies for Power Plant; setting October 24, 2018, as bid due date and November 13, 2018, as date of public hearing
 19. Resolution approving preliminary plans and specifications for 2018/19 Sanitary Sewer Rehabilitation (Wilson and 15th); setting October 31, 2018, as bid due date and November 13, 2018, as date of public hearing
 20. Resolution awarding contract to Alstom Grid, LLC, of Charleroi, Pennsylvania, for 69kV SF6 Circuit Breakers for Haber Road Substation in the amount of \$75,030 (inclusive of Iowa sales tax)
 21. Resolution approving contract and bond for 2017-18 Right-of-Way Restoration Project
 22. Resolution approving contract and bond for Power Plant Maintenance Services Contract, pending receipt of Performance Bond
 23. Resolution approving Change Order No. 2 with Minturn, Inc., for the WPC Structural Rehabilitation Project - Phase 2 in the amount of \$ 36,800
 24. Resolution approving Change Order No. 1 with TEI Construction Services, Inc., for Boiler Maintenance Services Contract for Power Plant in the not-to-exceed amount of \$450,000
 25. Resolution approving Plat of Survey for 1810 and 1920 SE 16th Street
 26. Resolution approving Plat of Survey for 2812 and 2814 West Street
 27. Resolution approving Plat of Survey for 1311 and 1405 Buckeye Avenue
 28. Resolution approving Plat of Survey for 2200, 2210, 2211-2438 Hamilton Drive; 2355, 2351, 2361-2367 Hamilton Circle; 2340-2347 Hilton Court; and, 2205 Green Hills Drive
- Roll Call Vote: 6-0. Motions/Resolutions declared carried/adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

MOTION APPROVING 5-DAY (OCTOBER 17) SPECIAL CLASS C LIQUOR LICENSE FOR WHEATSFIELD COOPERATIVE, 2508 MORTENSEN: Council Member Beatty-Hansen said she pulled this item from consent in order to abstain from the vote due to potential conflict of interest.

Moved by Gartin, seconded by Corrieri to approve 5-day (October 17) Special Class C Liquor license from Wheatsfield, 2508 Mortensen.

Vote on Motion: 5-0-1 Voting aye; Betcher, Nelson, Martin, Gartin, Corrieri. Voting nay: None. Abstaining: Beatty-Hansen. Motion declared carried.

YOUTH AND SHELTER SERVICES FOR EXCLUSIVE USE OF MUNICIPAL LOT P:

Council Member, Tim Gartin said he had sent an email to Council Members proposing that they follow the procedures outlined in the Iowa Code, 364.7, which provides that residents are given notice, have a hearing, and resolution. He would like to treat it the way they would real estate even though by State code, only a lease that exceeds three years would require this. Mr. Gartin noted that he spoke with the City Manager and City Attorney and the cost of doing the notice would be minimal. Mr. Schainker asked Mr. Gartin for clarification if Iowa Code, 364.7 is to be applied to any lease that exceeds three years or just for parking. Mr. Gartin stated he only wanted to apply it at this time to the Youth and Shelter Services and address to change the language at a later time.

Moved by Gartin, seconded by Beatty-Hansen to move forward with the three year lease with Youth and Shelter Services but under the Iowa Code, 364.7.

Mr. Martin asked if there was a time frame that the Youth and Shelter Services needed to have the lease documented. Mr. Schainker stated that even though the lease is expired Youth and Shelter Services are continuing at the rate of \$20 instead of the \$35 that is being proposed. Traffic Engineer, Damion Pregitzer noted that Youth and Shelter Services and will continue under the terms of the old lease until a new one is put in place. Mr. Martin asked if anyone could comment on how long it would take to do publish notices, it was noted that it would take about two weeks.

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

PUBLIC FORUM: Mayor Haila opened Public Forum.

Jon Hunstock, 4142 Eisenhower Lane, stated that this is his second appearance to City Council but the same topic as before. Mr. Hunstock mentioned that he reviewed the report on speeding on Hyde Avenue and based on his experience with experimental Psychology testing and statistics; he feels there is a bias based on the way the study was conducted. He noted that the test does not address if cars are really speeding on Hyde Avenue. Mr. Hunstock explained that previously there were no stop signs at the intersection by where he lives and he constantly heard screeching of tires, honking of car horns, and yelling, subsequently stop signs were put up at the intersection. He noted that for 20 plus years nothing else has been done and with the completion of the concrete road between the City of Ames and Gilbert the problem has increased. Mr. Hunstock stated on behalf of Bloomington Heights Home Owners Association they had

requested to have a study done and when reviewing the study the conclusion was that nothing needed to be done. He explained that there is still speeding and illegal passing being done on Hyde Avenue which is a 25 mph residential zone. Mr. Hunstock requested that a new traffic study be done that would scientifically reveal what is truly happening.

Mayor Haila closed Public forum at 6:34 p.m.

STAFF REPORT REGARDING SAFETY IN PARKS, NATURAL AREAS, AND

TRAILS: Chief of Police, Chuck Cychosz, stated that his purpose this evening is to give an overview of the crime prevention actions that the City of Ames has undertaken since the tragic murder of Celia Barquin Arozamena.

Chief Cychosz went on to explain what their current practices are in relation to natural areas and trails prior to this incident. They respond to public complaints and staff observations of camping in public property and they also assist private property owners with trespassing. Every year they remove campers and camping materials from natural areas. The Police Department also apply the principles of crime prevention through environmental design to the development of their City projects and also provide crime prevention recommendations to private developers that go through their development review process. He gave the following examples of what is currently being done to increase safety:

- Lightening will be done along the Brookside Park path from 6th Street to 13th Street.
- Added or upgraded security lights in various shelters, restrooms, and parking lots throughout the parks.
- Edges of paths/trails are regularly mowed to maintain visibility, which can extend out to a width of 12 feet.
- Created an invasive species task force to review site lines and what areas they are having difficulty monitoring.
- Park Watch program that encourages the public to provide concerns or suggestions with park properties.

Chief Cychosz asked the public to call the Police Department or Parks and Recreation with their concerns.

Chief Cychosz then noted the following examples of immediate changes they have made to their day to day practice:

- An action team was assemble with Parks and Recreations, Iowa State University, and Ames schools to review maintenance practices in public natural areas and to make an initial identification of other areas of concern.
- In Squaw Creek Park they have already done some brush clearing and cleaned up camping materials from two individuals and will continue to monitor the area.
- Bike trail connecting South Fourth Street to the ISU Veterinary Medicine Complex will have the brush cleared.
- Police are also doing extra patrols in the area and will continue to do so for the next several weeks.

Chief Cychosz stated they have worked with the Emergency Residence Project to offer access to alternative housing and services in the community. The Emergency Residence Project is a gateway to a range of support services that are available to the homeless. He noted that the Ames Police Department has a mental health advocate on their staff and they work with the Eyerly Ball Regional Crisis Intervention team. Emergency Residence Project is also working on developing a homeless outreach process.

Chief Cychosz noted that not all camps are on public property and when camps are done on private property the City can assist the homeowners that are having difficulty removing trespassers from their property. He explained they are still doing further review and it is possible that they may bring back more recommendations to City Council.

Chief Cychosz wanted the public to know that not all homeless people are dangerous and asked that the public not stereotype a group of people. He asked that a broader discussion on safety be done within the community. There are currently security cameras being placed in Campustown and also several private entities have installed cameras. Safety walks are done by Iowa State University Police and the Ames Police Department on Campus to help identify safety issues, these reviews look at lightening, vegetation, and other safety issues.

Chief Cychosz noted safe transportation is always a concern for residents and CyRide is a prominent provider of safe transportation and works on getting citizens home safely. The City of Ames Police and Iowa State University Police offer public education, safety training, website materials, presentations, and other resources.

Council Member, Gloria Betcher asked if work was going to be done on the bike path between South 4th and South 16th. Chief Cychosz stated they will be starting work at South 4th Street and continue down South 16th Street by Vet Med. Joshua Thompson stated a press release will be going out in a day or two letting citizens know when the bike path will be closed and when it will reopen.

Holly Varnum, 2403 Ferndale Avenue mentioned she is here tonight to speak about safety, as she is concerned about someone being murdered in broad daylight and right now she doesn't feel safe. She feels more Police escorts need to be available throughout the City and not just with students on Campus at ISU. She noted that she walks everywhere in Ames and has started to carry a whistle with her. Ms. Varnum stated there needs to be more resources for people with disabilities like herself and people need to know how to defend themselves no matter if it is day or night. She also would like to see transportation provided to people who need it. She noted that she has a tough time talking to authorities but has been getting help from the mental health advocate with the City of Ames Police Department to help her approach authorities. She asked how they should confront a homeless person or if they see someone taken away, what is the

appropriate action someone should take. She asked if authorities should be called first or should they approach the person in question.

Mayor Haila encouraged Ms. Varnum that if she sees something to say something to the Police Department.

Mayor Haila closed public input at 7:00 p.m

DISCUSSION ON OPTIONS FOR RENOVATION OF AND FUNDING FOR BROOKSIDE PARK RESTROOMS: Parks and Recreation Superintendent, Joshua Thompson stated that in the City Councils packet, there are five options for the Brookside restroom renovation which are:

- A. Keep the current structure, replace the roof, keep the men's and women's restroom, and add an ADA compliant/gender neutral restroom with a cost of \$152,096.
- B. Keep the current structure, replace the roof, and renovate the interior to include four gender neutral restrooms with a cost of \$210,262.
- C. Demolish the current structure, build a new building using conventional construction which would include four gender neutral restrooms with a cost of \$309,553
- D. Demolish the current structure and replace with a prefab structure which would include four gender neutral restrooms with a cost of \$265,164.
- E. Demolish the current structure and contract with a vendor to provide portable restrooms in Brookside Park (four standard and two ADA complaint portables) with a cost of \$12,000.

Mr. Thompson stated that the Parks and Recreation Commission met last week and voted on Option B.

Council Member Beatty-Hansen asked if the bathroom would double as a storm shelter. Mr. Thompson stated that has not been discussed but something they could look into when doing further development. Mr. Schainker mentioned in order to accomplish this project they would need to authorize funds from two other projects be reallocated to this project and use savings from completed CIP projects.

Moved by Beatty-Hansen, seconded by Corrieri, to approve Alternative 2, directing staff to develop plans and specifications to renovate the current Brookside restroom to include the current men's and women's restrooms and one ADA compliant gender neutral restroom; use savings from completed CIP projects as listed above for the Brookside Project; and use funds from the Ames High Tennis Court Repair Project and the North River Valley Park Restroom Renovation Project for the Brookside Restroom Project.

Council Member Tim Gartin asked if the bathrooms would contain changing tables. Mr. Thompson stated they have not gotten into the design details yet but the initial design did show two changing tables. Mayor Haila asked about security with doors to the restroom. Mr. Thompson stated that currently the restrooms do not have doors and this is something they will be reviewing with the plans and specifications. Council Member Chris Nelson asked if the canopy is going to be replaced. Mr. Thompson stated that the outside of the structure has not been planned yet but City Council will see the plans and specifications in the future.

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

MOTION DIRECTING STAFF TO PUBLISH NOTICE FOR A ZONING TEXT AMENDMENT TO DOWNTOWN SERVICE CENTER ZONING FOR EXCEPTION TO MINIMUM STORIES AND MINIMUM FLOOR AREA RATIO:

Planning and Housing Director Kelly Diekmann noted that back on June 9th a workshop was held about Downtown related issues, including development standards and one of those directions was to review a request from Kurt Friedrich to discuss an option for exceptions to the minimum floor area ratio (FAR) and height requirements. He mentioned that in July, staff reported back to City Council offering some alternatives and after discussion, City Council initiated a consideration of a change to modify the exception criteria for the perimeter of Downtown, specifically the 6th Street area. Mr. Diekmann stated they have prepared an exception option and would like City Council to give direction to publish notice. The Planning and Zoning Commission reviewed the proposed text amendment and recommended adopting new exception criteria for building additions on sites with frontage along 6th Street.

Council Member, Gloria Betcher asked to clarify that on the portions of the draft where the DSC is crossed out and only the CSC is left, was this done because the DSC language has more specific language in the draft. Mr. Diekmann stated that in the Exceptions in Section 29.1506, she is correct as CSC has its own version of an exception process.

Council Member Chris Nelson stated before when they discussed DSC there were concerns about the peak height and the roof massing and would this introduce the potential for more of this or not even addressed. Mr. Diekmann stated they attempted to cover this in Standard (b)4 which reads “The proposed project demonstrates a height and building placement that emphasizes an urban design of Main Street style characterized by height, compatible with buildings downtown, and maintaining or creating a street edge with buildings.” He noted that the Zoning Board of Adjustment will have to determine if someone has a tower element that is a compatible height or not.

Council Member David Martin asked what the theory is on having the exception only for existing buildings. Mr. Diekmann stated that there is already an exception for new construction that are set up that addresses this same concern.

Council Member Tim Gartin asked if there has been any feedback from architects or contractors that would have an interest in these types of changes. Mr. Diekmann stated that they do not have any feedback and their notification process is to send an email to a “Developers List” who get a notice prior to a Planning & Zoning Commission meeting letting them know what is going to be discussed. Mr. Gartin noted he appreciates knowing that more outreach is being done to make sure everyone is aware of potential changes. Mayor Haila wanted to know if it would be beneficial to use the “Developers List” to attach the council action form with proposed changes emailed out to them.

Moved by Beatty-Hansen, seconded by Corrieri to approve Alternative 1 stating; City Council can direct staff to finalize the attached zoning text amendment for minimum number of stories and floor area ratio exceptions for additions within the DSC zoning district and publish notice for a public hearing on adopting and ordinance.

Further discussion was started by Council Member David Martin questioning why they would want to apply this change to only existing buildings as he would opt for Alternative 2. Council Member Beatty-Hansen noted that the effect would be very minimal.

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

MOTION DIRECTING STAFF TO PUBLISH NOTICE FOR ZONING TEXT AMENDMENT TO REDUCE FRONT-YARD TREE PLANTING REQUIREMENTS BY 50%: Planning and Housing Director Kelly Diekmann stating this item is seeking direction from City Council if to proceed with a text amendment. Staff was asked if they would be interested in looking at corner lots for reducing tree planting requirements. He noted that two options were prepared and presented to the Planning and Zoning Commission. The Commission determined that after only one year of implementation of the landscape standards it was premature to reduce the planting standards and recommended that City Council decline to approve a zoning text amendment. As a separate motion, the Planning and Zoning Commission voted to recommend that City Council initiate a review of the landscape ordinance in greater depth at an appropriate time in the future to determine what is working well and what is not.

Council Member Chris Nelson stated that some sketches were sent to City Council showing different frontage examples. Mr. Diekmann stated that attachment B was the current standard and the first page of Attachment C was to reduce the front yard by 50% and the second page was to reduce the parking lot ratio. Mr. Nelson stated they had previously discussed corner lot properties and when looking at the sketches there is still good coverage and leaning towards Alternative One.

Justin Dodge, Hunziker Companies, 105 S 16th Street asked for a little more relief in reduction as the amount of vegetation they have to install with the new ordinance is significantly higher and if staff is recommending some reduction they are fully supportive of that.

Scott Renaud, Fox Engineering, 414 S. 17th Street, Suite 107, stated he spoke a lot during the last Planning & Zoning Commission meeting and his main point was they needed to go back and refine the ordinance as he feels there are a few areas that need to be improved. Mr. Renaud stated that cost is a big issue as he has done three hotels with the new ordinance and the budget would normally be within the \$15,000 to \$20,000 range and now it is in the \$80,000 to \$100,000 range. He noted that they have too many trees which makes it hard for them to do the appropriate lighting for safety issues. Mr. Renaud mentioned between himself and a few other Engineers they have a list of some recommended changes to help refine the ordinance.

Council Member Tim Gartin asked Mr. Renaud if he has provided these recommended refinements to Mr. Diekmann. Mr. Renaud stated they have not but has been working on a list to present to staff. Mr. Gartin wanted to know if Mr. Renaud has worked in other Cities to see what they are doing and would appreciate knowing what they are doing. Mr. Renaud stated he has worked on site plans for Clive and they have too many trees as well as it is hard to see where the building is as the signs are covered and it feels like a forest at times.

Moved by Nelson, seconded by Corrieri to approve Alternative 1 stating; City Council can direct staff to publish hearing notice for consideration of a Zoning Text Amendment to reduce front yard tree planting requirements by 50%.

Council Member, Gloria Betcher stated that she had concerns about these changes last time and still has concerns; she would like to go back and re-look at the entire ordinance instead of going piece by piece. Council Member, Brownyn Beatty-Hansen stated that she is sympathetic to Planning and Zoning's concerns but she does not want to dive into the whole Landscape Ordinance again. Further discussion was had about how the Council Members felt about how to make changes to the Landscape Ordinance.

Vote on Motion: 3-3. Voting aye: Nelson, Gartin, Corrieri. Voting nay: Betcher, Beatty-Hansen, Martin. Mayor opted to not vote. Motion failed.

Moved by Betcher, seconded by Beatty-Hansen to approve Alternative 4 stating; City Council can direct staff to not proceed with a Zoning Text Amendment.

Council Member Nelson asked that they not do anything and just wait to have the bigger conversation at a later time. Council Member Martin stated that if they don't do anything then

staff will proceed with Alternative 4 anyway and not proceed with a Zoning Text Amendment.

Council Member Betcher withdrew her motion.

Mr. Gartin wanted to know what the next step would be as the changes were done because it needed to be done.

Moved by Gartin, seconded by Nelson, to direct staff to begin work on a solicitation of opinions regarding what recommended changes need to be done to the Landscape Ordinance.

Mr. Diekmann asked Council when this would need to be done as they just did a staff prioritization just a few weeks ago. He noted that this can be done however, it would not be addressed until at least December 2018.

Council Members had more discussion about giving the Landscape Ordinance more time as it has been in effect for just a little over a year.

Vote on Motion: 3-3. Voting aye: Nelson, Gartin, Corrieri. Voting nay: Betcher, Beatty-Hansen, Martin. Mayor opted to not vote. Motion failed.

Mayor Haila noted No Action taken at this time.

STAFF REPORT REGARDING SOUTHWEST GROWTH AREA INFRASTRUCTURE AND DEVELOPMENT AGREEMENT REQUEST FROM LANDMARK

DEVELOPMENT: Planning and Housing Director, Mr. Diekmann presented a location map for the Southwest Growth Area. He stated he is responding to a letter that City Council received in August from Landmark Development to support infrastructure extensions for development of approximately 170 acres of land along 240th Street in the Southwest Growth Area. The City's Land Use Policy Plan identifies the location of the proposed site as part of the Southwest Incentivized Growth Area. The City studied a number of sewer options as part of the Worle Creek Sanitary Sewer Extension Study in 2005 and later incorporated into a 2006 City report on the costs of Growth Priority Analysis. The 2006 report was later updated in 2008 along with the Land Use Policy Plan amendments changing the description of growth area terminology from Priority Growth Area to Allowable Growth Areas and incentivized and non-incentivized. Mr. Diekmann noted that a prior Council had identified a two sewer systems to serve the area rather than a single service in the Worle Creek area which divided the Southwest area into the north half and south half; the utility infrastructure is different for both. He mentioned that one issue is that Iowa State controls land in-between the two halves so there is a gap in-between

institutionally land and no expansion opportunity further south.

Mr. Diekmann stated if City Council is interested in supporting the development of the Southwest, it would indicate to the developer that Council would prioritize the Planning and Development Agreement process for this fall and winter and commit staff time to work with the developer to define the concept further. He noted that one thing they do not have is the understanding of the scope of the project in regards to the number of housing units or configuration.

Mr. Diekman mentioned there are two questions before City Council tonight which are:

1. Does the Council want to consider paying for the extension of the sanitary sewer line from State Avenue to the South Dakota?

2. Is the Council willing to consider amending the current budget and next year's CIP to finance the sewer extension and infrastructure oversizing.

Council Member Amber Corrieri noted that they are being asked to indicate whether they would consider paying for the extension and consider amending the current budget but it is hard to say without more information. Mr. Diekmann agreed that City Council does not have enough information to make a full decision tonight as staff would need to work with the developer to define the scope of the project, refine the infrastructure cost estimates, complete a traffic study, and prepare terms for a development agreement regarding assignment of costs, phasing, and development obligations. Staff would also need to work with ISU to determine the feasibility and timing of securing an easement for the north sewer line.

Phil Iasekoli, 3108 South Dakota Avenue, pointed on the map where his house is located and noted that he has spoken before to City Council on the Worle Creek Study. He stated that the amount of buildable land is 1700 acres but does not take into account the land that is controlled by ISU and several single family homes with several acres. Mr. Iasekoli noted that the land itself for development is not buildable ground as it is in the flood plain area and the soil is not able to be built on. He is concerned with the egress along Hwy 30 with what is already being done as there has been a lot of growth with apartments, Iowa Attack volleyball/basketball, and Tennis courts. He mentioned that when there are activities going on, traffic is backed up on Hwy 30 almost to State street. If development occurs than additional egress is going to be needed, especially if fire needs to get through since there is not a fire station on the west side of town. Mr. Iasekoli stated that the speed limit is 40 mph but people are constantly speeding through this area. He also wanted to mention that a large area is within the United Community School District.

Christine Hausner, 3505 245th Street, stated that her parents live off Dartmoor and she is speaking on behalf of the Champlin area and there is no one that would voluntarily go into the City. She agrees with what Mr. Iasekoli stated earlier that there is not a lot of developable land.

Ms. Hausner stated that if the City is going to build they need to be aware of the creek, and would be destroying native pristine timber as there will be an issue. She also mentioned that there is a snake on the endangered species list that lives by the creek. She stated that they are willing to make a compromise but not willing to be annexed in.

Kim Christiansen, 2985 South Dakota Avenue, wanted to know if it is a precedent for the City to spend three to four million dollars to have a developer do what they want to do. Mr. Christiansen stated that anything in the United School District would be a problem as some would need to do open enrollment and the school does not want to allow that. He brought in a print out showing what areas are able to be developed and what is not and gave it to Mr. Diekmann.

Council Member Tim Gartin asked how long the area has been in the Southwest Growth area. Mr. Diekmann stated that it was identified in 1997. Ms. Corrieri noted that the area in discussion has been targeted for incentives for several years. Mr. Schainker stated the real issue tonight would be if Council wants to invest staff time to keep discussing plans with the developer to bring back information to Council.

Further discussion ensued on the Southwest Growth area. Ms. Betcher asked to what extent could ISU play a spoiler in all this regardless of their intentions. Mr. Diekmann stated if ISU did not grant the easement there was another option done from their sewer study to run sewer on 240th and South Dakota going south and connecting to the Dartmoor area and going east but would be more costly as would have to create a lift station.

Nick Halfhill, Landmark Development Services, 9550 Hickman Road, Clive, stated they had been doing research in the area for about a decade looking for a piece of land in Ames to develop. They are poised and ready to hit the ground running but want to make sure there is a desire to have a discussion with staff to bring back the answers that City Council is looking for.

Moved by Corriei, seconded by Beatty-Hansen to have staff continue discussions with Landmark and provide more information on the extension of Sanitary Sewer line.

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

The meeting recessed at 8:26 p.m. and reconvened at 8:32 p.m.

HEARING ON AMENDMENTS TO FISCAL YEAR 2018/19 BUDGET REGARDING CARRY-OVERS: Budget Officer, Nancy Masteller stated that they are bringing the first

amendment to the 2018/19 budget and it is a little over \$70 million and consists primarily of carry over items. These are CIP projects that were approved during the last fiscal year and are uncompleted and the departments are carrying them forward so the budget needs to be amended.

Mayor Haila opened the public hearing. The hearing was closed after no one requested to speak.

Moved by Gartin , seconded by Corrieri, to adopt RESOLUTION NO. 18-554 approving the amendments to Fiscal Year 2018/19 Budget regarding carry-overs:

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

HEARING ON PROPOSAL TO ENTER INTO A SEWER REVENUE LOAN AND DISBURSEMENT AGREEMENT AND TO BORROW MONEY IN A PRINCIPAL AMOUNT NOT TO EXCEED \$5,700,000: Finance Director, Duane Pitcher stated that these funds have been in the budget for some time and have been funded by the State Revolving Fund (SRF) which is the same fund that was used for the new Water Treatment Plant.

The public hearing was opened and closed by Mayor Haila since there was no one wishing to speak.

Moved by Betcher , seconded by Beatty-Hansen, to adopt RESOLUTION NO. 18-555 approving the Sewer Revenue Loan and Disbursement Agreement and to borrow money in a principal amount not to exceed \$5,700,000.

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

ORDINANCE TO ALLOW REMOTE PARKING AS AN ACCESSORY USE IN THE NEIGHBORHOOD COMMERCIAL ZONING DISTRICT: The public hearing was opened and closed by Mayor Haila since there was no one wishing to speak.

Moved by Corrieri, seconded by Betty-Hansen, to pass on first reading an ordinance to allow remote parking as an accessory use in the Neighborhood Commercial Zoning District.

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

ORDINANCE REGARDING BUILDING HEIGHT/SETBACK FOR INTERIOR CLIMATE-CONTROLLED MINI-STORAGE FACILITIES ADJACENT TO RESIDENTIAL USES IN THE HIGHWAY-ORIENTED COMMERCIAL ZONING

DISTRICT: The public hearing was opened and closed by Mayor Haila since there was no one wishing to speak.

Moved by Betcher, seconded by Corrieri, to pass on first reading an ordinance regarding building height/setback for interior climate-controlled mini-storage facilities adjacent to residential uses in the Highway-Oriented Commercial Zoning District.

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

HEARING ON MAJOR SITE DEVELOPMENT PLAN AMENDMENT FOR 2151 COTTONWOOD ROAD: The public hearing was opened and closed by Mayor Haila since there was no one wishing to speak.

Moved by Corrieri , seconded by Betcher, to adopt RESOLUTION NO. 18-533 approving the Major Site Development Plan for 2151 Cottonwood Road, as proposed, to allow for revisions to the garage siding material, and changes to the dimensions of each garage.

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

ORDINANCE REVISING PARKING REGULATIONS ON MCKINLEY DRIVE:

Moved by Corrieri, seconded by Gartin to pass on third reading and adopt ORDINANCE NO. 18-4370 revising park regulations on McKinley Drive.

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 Corrieri, seconded by Gartin to refer the letter from Chuck Winkleblack on the issue of the Carney's properties on South Duff back to staff to bring back as an action item.

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

Moved by Betcher, seconded by Nelson to have staff write a memo regarding the letter from Carson Sinclair about the complaint against the City for failing to make sure a property was complying with code and was requesting a payment for \$5900.

Vote on Motion: 4-2, voting aye; Betcher, Nelson, Martin, Gartin. Voting nay: Beatty-Hansen, Corrieri. Motion declared carried.

Moved by Martin, seconded by Beatty-Hansen to schedule a workshop in early 2019 with an invitation to hear from the community, anti-trafficking agencies, massage therapists regarding the possibility of adopting a City ordinance to address the problem of illicit massage businesses and human trafficking.

Vote on Motion: 3-3, voting aye: Betcher, Martin, Beatty-Hansen. Voting nay: Corrieri, Gartin, Nelson. Mayor Haila voted aye. Motion declared carried.

Council members elected to take no action on the staff report from Damion Pregitzer regarding the speed study results on Hyde Avenue (Bloomington Heights)

Mr. Diekmann explained to Council members stated that after speaking with Mr. Grandon the cities zoning ordinance defines funeral homes and funeral facilities and if they don't have the elements of the definition you are not defined as a funeral home and this is different from the States. He stated that Council is being asked for the local definition to match the states definition. A discussion was had by Council to discuss the differences between funeral homes and funeral facilities.

Moved by Beatty-Hansen, seconded by Gartin, for the Mayor to communicate to Mr. Grandon that the Council is not interested in pursuing the issue at this time.

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

Moved by Betcher, seconded by Corrieri to not move forward with the email from Ludmila Scott requesting to consider the removal of parking meters by the library and to replace with free 20 minute parking.

Vote on Motion: 5-1, voting aye: Betcher, Nelson, Martin, Beatty-Hansen, Corrieri. Voting nay: Gartin. Motion passes.

Moved by Nelson, seconded by Martin to refer to staff to send a memo to Justin Dodge regarding his request to consider a minor text amendment that would allow trading out shrubs/grasses for trees for property located at the corner of Dayton and Lincoln Way.

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

Moved by Beatty-Hansen, seconded by Martin to refer to staff to send a memo in regards to a letter received by Justin Gersema requesting to consider installing a sidewalk from Kellegg Avenue to Duff Avenue on the north side of 14th Street.

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

Mayor Haila asked that any communications to be given no later than the Friday before a City Council meeting and if comes in after that it will be added to the next council meeting.

COUNCIL COMMENTS: Council Member Gloria Betcher hoped that the Council members going to Bloomington, IN bring back some good information.

Council Member Brownyn Beatty-Hansen noted that this weekend is Ames Pride and there will be several representatives from the City there.

Moved by Gartin, seconded by Beatty-Hansen asking staff to come back to City Council with recommendations for City Procedures on leasing of all city owned real estate pursuant to Iowa Code 364.7.

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

Moved by Gartin, seconded by Nelson to move forward with reconsidering the annexation and to put it back on the next agenda.

Further discussion was had regarding involuntary annexation.

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

Ex officio, Allie Hoskins wanted to thank the Ames Police Department, Mayor Haila, and City Staff to update the public as to what all was going on and the community effort to make Ames safe. She also noted that there are a few possible dates for the annual Joint Student Government and City Council Meeting and will have further discussion with Diane Voss to arrange.

CLOSED SESSION: Council Member Gartin asked City Attorney Mark Lambert if there was a legal reason to go into Closed Session. Mr. Lambert replied in the affirmative, citing *Code of Iowa* Section 21.5(1)c, to discuss matters presently in or threatened to be in litigation.

Moved by Gartin, seconded by Beatty-Hansen, to go into Closed Session under 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 meeting recessed at 9:08 p.m. and reconvened in Closed Session at 9:10 p.m.

The Council returned to Regular Session at 9:43 p.m.

Moved by Betcher, seconded by Gartin, to have staff come back with updated language for the non-conforming section of article three of the zoning code.

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

Moved by Nelson, seconded by Betcher, to approve the settlement with Kylee Ploessl.

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

ADJOURNMENT: Moved by Betcher to adjourn the meeting at 9:46 p.m.

Amy L. Colwell, Recording Secretary

John A. Haila, Mayor