

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

OCTOBER 9, 2018

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:01 p.m. on October 9, 2018, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, David Martin, and Chris Nelson. *Ex officio* Member Allie Hoskins was also present.

CONSENT AGENDA: Moved by Nelson, seconded by Gartin, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of September 25, 2018
3. Motion approving certification of Civil Service applications
4. Motion approving Report of Contract Change Orders for September 16-30, 2018
5. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses
 - a. Class E Liquor, C Beer, & B Wine - Hy-Vee Food Store #1, 3800 W. Lincoln Way
 - b. Class C Beer - Doc's Stop No. 5, 2720 East 13th Street
 - c. Class C Liquor, B Native Wine, & Outdoor Service - AJ's Ultra Lounge, 2401 Chamberlain St.
 - d. Class E Liquor, C Beer, & B Wine - Hy-Vee Food & Drugstore #2, 640 Lincoln Way
 - e. Class C Liquor - London Underground, 212 Main Street
 - f. Class C Liquor - Bullseye Restaurant Group LLC, 114 S. Duff Ave. (Boulder Tap House)
6. Motion approving 5-day (Oct 19 - 24) Special Class C Liquor License for Christiani's Events LLC at the ISU Alumni Association, 429 Alumni Lane
7. RESOLUTION NO. 18-557 approving and adopting Supplement No. 2018-4 to the Ames Municipal Code
8. RESOLUTION NO. 18-558 authorizing and approving a Loan and Disbursement Agreement and providing for the issuance and securing the payment of \$5,700,000 Taxable Sewer Revenue Bonds, Series 2018-2
9. RESOLUTION NO. 18-559 approving Intergovernmental Agreement for Police Enforcement of Tobacco, Alternative Nicotine, and Vapor Products with the Iowa Alcoholic Beverages Division
10. RESOLUTION NO. 18-560 approving Cooperative Agreement between Ames Human Relations Commission and Iowa Civil Rights Commission regarding intake and investigation of Civil Rights complaints
11. RESOLUTION NO. 18-561 awarding consulting contract to True North Consulting Group of Stillwater, Minnesota, for selection of an Access Management System at City Hall, Power Plant, and Fire Stations in an amount not to exceed \$51,975
12. RESOLUTION NO. 18-562 approving Professional Services Agreement with Strand Associations of Madison, Wisconsin, for WPC Methane Engine Generator Replacement Project in the amount of \$165,000

13. RESOLUTION NO. 18-563 awarding contract to WESCO of Des Moines, Iowa, for furnishing 750 KCMIL Cable for Electric Services Department in the amount of \$86,028
 14. RESOLUTION NO. 18-564 approving the requested date changes for the RDF Storage Bin Repair Project and set November 14, 2018, as the bid due date and November 27, 2018, as the date of hearing and award of contract
 15. RESOLUTION NO. 18-565 approving Change Order in the amount of \$20,800 with Gilligan Group for Excellence Through People consulting services
 16. RESOLUTION NO. 18-566 approving Change Order No. 1 with Tri-City Electric Company of Iowa, Davenport, Iowa, for Electrical Maintenance Services Contract for Power Plant in a not-to-exceed amount of \$60,000
 17. RESOLUTION NO. 18-567 accepting completion of 2017/18 Shared Use Path System Expansion (Mortensen Road)
 18. RESOLUTION NO. 18-568 approving Plat of Survey for 304 and 308 E. Lincoln Way
- Roll Call Vote: 6-0. Motions/Resolutions declared carried/adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PUBLIC FORUM: Mayor Haila opened Public Forum.

Drew Kamp, 304 Main Street, Ames, came forward on behalf of the Ames Chamber of Commerce wanting to thank the Mayor and Council for their continued investment and support for the business community in Ames and Story County. He advised that, last month, at the IDA Economic Board, there were three manufacturing projects for high-quality jobs totaling about \$185 million in capital investments; 330 jobs; and two start-up innovation funds. Mr. Kamp presented a plaque to the City Council for its support of 3M's expansion. The expansion allowed for 16 additional jobs to be created. He had planned on showing a video recorded on October 5, 2018, commemorating the 2018 Manufacturing Day. Unfortunately, the video was unable to be played; however, the link will be sent to the Council members.

Kristian Einsweiler, 3903 Harris Street, Ames, stated he had sent an email to Council Members regarding a possible discussion on the parking regulations in his area. He noted that a newly connected road, Dotson Road, was done about three years ago. Mr. Einsweiler explained that as the area has grown so has the amount of parking on the streets. He noted that there are a lot of kids who ride their bikes in this area. Currently there is parking allowed on both sides of the so if you turn down Dotson Road, it is like turning down a one-lane road due to all the cars parked on both sides. He mentioned he appreciates all the growth and development that is happening in his neighborhood, but some changes need to be made to parking. Mr. Einsweiler explained that he wanted to speak tonight so City Council could put a face to his name and email. Mayor Haila went over the process of addressing his concern, which will be done under Dispositions later this evening.

Mayor Haila closed Public Forum at 6:08 p.m.

CITY OF AMES COMPLETE STREETS PLAN: Traffic Engineer Damion Pregitzer stated that the Complete Streets planning process started in April 2017. A positive part of the process was all the involvement that they had, had with the community and the two technical committees had put

in a lot of work. He stated what staff is looking for tonight is adoption of the Plan, either with or without any modifications. Mr. Pregitzer introduced Adam Wood with Toole Design Group, who is the consultant on this project. Mr. Wood showed a Power Point presentation highlighting the Complete Streets Plan.

Council Member Beatty-Hansen wanted to know if City Council needs to do to ensure that other City plans reference the Complete Streets Plan. Mr. Pregitzer answered that a lot of the Comprehensive plans, such as the Long-Range Transportation Plan, would make reference to how streets get designed but he will speak with Planning and Housing to see if there is a necessity to include it in any others.

Council Member Nelson questioned who would be responsible for some of the items, like sidewalks. Mr. Pregitzer stated that the majority of the costs will occur during the reconstruction of existing streets, and therefore, will be costs borne by the City of Ames during capital projects. The only cost impact to private development would be in areas where there is Industrial zoning on both sides of the street or if development includes a collector or arterial street. In the Industrial zoning case, the Complete Streets Plan would require pedestrian facilities on both sides of the street. These cases would reflect an increase in costs of approximately 3-4%.

Council Member Gartin noted that the Complete Streets Plan was tailored to Ames, but it would be helpful to understand how the City of Ames Complete Streets Plan compares with other communities that are similar to Ames. Mr. Wood explained that there is a very wide range of how communities approach and implement Complete Streets. Mr. Pregitzer explained that all Complete Streets Plans have some idea of exceptions and how to limit costs, but all Complete Streets Plan are going to have a process on how they develop a project, go to the public, and make it unique to the context of the area. Mr. Gartin stated he can see there are common dominators, but he wants to know the differences compared to Cedar Rapids or Iowa City. Further discussion ensued on how to compare the City of Ames Complete Streets Plan to other cities.

Council Member Gartin wanted to know more about the cost of the Complete Streets Plan, as it was noted in the presentation that the annual cumulative cost may not exceed 22% of transportation spending and that percentage is 9% Transit, 10% Walk, and 3% Bicycle. He noted that the City Council needs to be attentive to anything that has an impact on the CIP. Mr. Gartin asked if there happened to be a year when there was significant Complete Streets costs that came close to the 22% threshold, would other projects get pushed to another CIP year. Public Works Director John Joiner stated that creating a draft CIP is always an overall challenge; however the Public Works Department had already been looking at their projects with a Complete Streets approach. Mr. Pregitzer stated that when putting plans on the CIP as a rough draft, staff needs to evaluate the needs; the 22% puts a cap on what they can do. All projects will still go to City Council to prioritize. Ms. Beatty-Hansen wanted to know if there would ever be a bike path project so big that would get close to the 22% , e.q., the Vet-Med trail. Mr. Joiner stated the Vet-Med trail would be looked at differently as that was a stand-alone project. He explained when they started working on the South 4th Street design, they did incorporate the Complete Streets Plan, which did not make the cost go up at all.

Council Member Gartin inquired as to how the CyRide buses would interface with the Complete Streets Plan. Mr. Wood stated that CyRide had representatives on the Advisory Committee, and they provided feedback on all aspects of the Plan. He also stated that there is a section in the Plan that focuses on bicycle and bus interactions. Discussion on lane widths then ensued.

Council Member Gartin noted that the Council has been trying to increase its level of engagement with the community and wanted to know how the City of Ames did compared to other cities. Mr. Wood stated that the City of Ames was higher than average. He mentioned that it was beneficial to have the two open houses and have all the materials online for review.

Council Member Betcher pointed out that pertaining to the process the presentation had noted four steps: street type, adjust to context, make tradeoffs, and finalize design. She wanted to know what the relationship was between the first two steps and making tradeoffs. Mr. Wood stated that this is not a fully linear concept and there are usually changes that need to be done. The third step is where the tradeoffs come into effect. Ms. Betcher noted that she sees the third step as being where the discussion of the CIP and public input would occur.

Ms. Betcher inquired whether the Complete Streets Plan would impact the Welch Avenue project. Mr. Joiner stated staff approaches all projects from a Complete Streets Plan; they identified the users, needs, and safety to accommodate all users.

Carol Williams, 628-8th Street, Ames, spoke on behalf of the Ames Bicycle Coalition (ABC). She thanked the City Council and staff as she was part of the Advisory Committee and felt that they were heard during the process. The Ames Bicycle Coalition is very happy with the process and that the public was included very early in the process. She recommended that the City Council approve the Complete Streets Plan.

No one else came forward to speak, Mayor Haila closed public input at 7:20 p.m.

Moved by Beatty-Hansen, seconded by Corrieri, to adopt RESOLUTION NO. 18-569 to adopt the City of Ames Complete Streets Plan as prepared by Toole Design Group.

Mr. Gartin stated he appreciates all the feedback and the 22% is still a mystery number to him. He noted that Council needs to be sensitive as to how the CIP functions, but understands they can always go back and change that number. Ms. Beatty-Hansen wanted to know if they would see what their cap is each year. Mr. Joiner stated that would be hard to do at the CIP point. Mr. Pregitzer stated that they will have performance measures further down the road.

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

WELCH AVE RECONSTRUCTION PREFERRED CROSS SECTION: Municipal Engineer Tracy Warner stated that a lot of extensive outreach had been done over the past few months. Public Relations Officer Susan Gwiasda noted that the Welch Avenue reconstruction project pertains to the

100 block of Welch Avenue between Lincoln Way and Chamberlain Avenue. She noted that the City started a pilot project in 2016 to add temporary features to Welch Avenue in an effort to reduce vehicle, bicycle, and pedestrian conflicts. Ms. Gwiasda stated that this project involves a lot of stakeholders. She acknowledged some students in the audience who are members of the ISU Community and Regional Planning Club that helped with outreach. The types of outreach they did were Dot voting, public forums, presentations to small groups, and an online survey. Ms. Gwiasda noted they had ten Dot voting events, nine of which were held on Campus or in Campustown. Two Public Forums were held at St. John's by the Campus and the Ames Public Library, respectively. City staff made several presentations to small groups at meetings held with Campustown Action Association, ISU Administration, and Ames Bicycle Coalition. Additionally, staff sought input from the Ames Fire, Police, CyRide, and Electric Departments. The online survey garnered 1,060 responses.

Ms. Warner stated that staff had looked at the other questions that came in with the survey. There were preferences for smaller trees and bike racks. She stated they also needed to consider the input from CyRide and the Fire Departments along with deliveries to businesses. She noted that ISU did its portion on Welch during the summer and went with 27-foot lanes for the total width as they considered the bus traffic. They also did bike lanes going southbound. Option 6 would tie into what ISU had already done. Ms. Warner stated staff also wanted to make sure that the businesses were involved in the process. They mailed out 200 notices to the business owners, some had attended the Public Forums, and flyers were left at the area businesses.

Council Member Beatty-Hansen asked for a walk-through of how they used the Complete Streets Plan to frame the Welch Avenue redesign. Ms. Warner stated that staff's recommendation is considered a mixed-use, the default bike type is shared, and the frontage zone, amenities, and clear zone are the wider sidewalk area. She explained that staff wanted to be conscious of where the trees are versus the street lights in order to provide safe pedestrian zones. Council Member Martin asked for staff to point out and name the zones on the overhead picture of Option 6, which Ms. Warner did.

Ms. Betcher inquired whether the City Council had talked about the notion of the shared street for Welch Avenue. She said she didn't recall discussing that concept. Ms. Beatty-Hansen mentioned that she thought a shared street wasn't ideal for buses as she sees it as more of a slow-moving traffic use. Ms. Warner explained that CyRide buses are going every ten minutes, and after having conversations with CyRide and Fire, staff removed some options.

Further discussion ensued regarding different features and options for the Welch Avenue redesign.

Council Member Beatty-Hansen noted that she was sympathetic to the loss of parking spaces, but prefers Option 4, which takes away 11 parking spaces. Council Member Nelson shared that he was thinking the opposite, as a couple years ago, they took away the parking on the east side of the street, and he doesn't want to take anymore parking; he prefers Option 6. Council Member Corrieri stated that she agrees with Ms. Beatty-Hansen. She feels it is more of a visionary choice for her, and while she understands that parking is a sore spot for some people, due to the proximity to the Intermodal Facility parking and with some improved signage, the removal of 11 spaces would not make a significant difference. *Ex Officio* Allie Hoskins stated that she agrees with Ms. Corrieri, after

speaking to other students, she would recommend Option 4 as this area of town is a bike/pedestrian friendly area and they want to maintain that. Mayor Haila pointed out that there are a number of rapid-in and rapid-out businesses along this street that are not needing parking for several hours. He questioned how the Council was going to help those businesses remain successful if 11 parking spaces were to be removed.

Council Member Gartin asked about the change in the bike lane being switched to the east side. Ms. Warner explained that when parking is put next to the bike lane, it causes some safety issues with doors opening and people attempting to park. More discussion was had regarding safety of bikers.

Council Member Martin explained that he is in favor of Option 4, as it has a better feel for a pedestrian mall.

Bridget Williams, 518 Hayward Avenue, Ames, said that she is President of the ISU Community and Regional Planning Undergraduate Club and had a role in developing the online survey and helping with the Dot voting. She explained that she does understand the discomfort and fear of push back from eliminating parking all together, but she wanted to remind the Council Members that from Dot voting, 351 out of 847 people voted to eliminate parking and have full bike lanes. She also mentioned that during the online survey they asked how far people were willing to walk to an area business, and the responses were three to five blocks. Ms. Williams recommended that, if Option 4 is approved, the City needs to come up with better signage. She doesn't think a lot of people know where the parking ramp is and don't understand that it is a public parking area.

Carol Williams, 628-8th Street, Ames, expressed her appreciation of the college students helping to obtain public input. She shared that the Ames Bicycle Coalition had had a lot of discussion on this topic and there is no obvious right answer for them. Ms. Williams asked if they could go back to the drawing board and use the Complete Streets Plan process, as she felt they started with the engineering answers opposed to what is needed on this street. She asked about the possibility of short-term day parking as this might help businesses. According to Ms. Williams, when the Campustown area was built up, no public input on the vision of the area was done. She noted that this a major street and she feels like the process was rushed.

James Rangle, 3917 Tripp Street, Ames, stated that what Ms. Williams said about not being a part of the Campustown decision is a valid response and that vision should be what is driving the Council members decisions tonight. He explained that if a pedestrian mall is what is truly being asked for, then small steps are needed to achieve that and Option 4 would be better design for that purpose.

Mayor Haila questioned how the voting was weighed as some of the vote will come from people who do not have a valid interest in this area. Ms. Gwiasda stated that they did do a mailing to the business owners, some did come to public meetings, and parking was a huge issue.

Mark Schroeder, 2309 Fillmore Avenue, Ames, stated that he is the owner of University Barber Shop. It has been on Welch for about 50 years. He would like to see parking on both sides again, but does see Option 6 as being beneficial to area businesses. Mr. Schroeder mentioned that there is a barber shop across the street from him and both businesses have two barbers. They would have a

need for at least four parking spots for each business. Mr. Schroeder stated he comes to work at 8 a.m., and the café business already has what parking spots there are filled by their customers.

Moved by Gartin, seconded by Beatty-Hansen, to approve Option 4, which is no parking on Welch Avenue and bike lanes on both sides.

Council Member Gartin noted that this will be a hard decision for City Council. He cares about the businesses along Welch, but safety is what is driving his decision. Ms. Beatty-Hansen agreed with Mr. Gartin, but also wanted to add that she is looking at the vision aspect for Welch Avenue: it is more pedestrian and bicycle oriented. She is amendable to look at changing the meter hours on Lincoln Way or Chamberlain but need to make a statement about their vision for Welch Avenue. Mr. Gartin agrees that increased signage needs to be improved. Ms. Betcher stated that it needs to be up to City Council to make sure the signage is improved in this area and what is available in Lot X for parking.

Council Member Martin noted that, with parking versus bike lanes, it is a matter of striping; however, if later they feel they made a mistake, they would be able to change it. A discussion was had among the Council members about being able to make changes to the design in the future.

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

Moved by Martin, seconded by Beatty-Hanen to ask staff to propose improved signage for parking options nearby, including lots X, Y and Z, and the parking ramp.

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

Moved by Martin, seconded by Beatty-Hansen, to have staff review and propose any updates for meter parking that would be more oriented to short-term parking.

Council Member Betcher asked for clarification on the definition of short term parking. Traffic Engineer Mr. Pregitzer stated that when they adjusted the rates they made all of Welch and Lincoln Way two hours at \$1 per hour; all the other streets are four hours at \$0.75/hr., and all the other lots are ten hours at \$0.50/hr. Mr. Martin proposed to reducing some of the four-hour meters to a shorter amount of time. Mr. Pregitzer stated that he would recommend looking at the blocks of Chamberlain as the new priority and to be consistent to change them to the two-hour rate. Ms. Corrieri stated that the City had recently made so many changes to parking that they should wait to see what happens.

Motion withdrawn.

Council Member Betcher asked Mr. Pregitzer if he could send all the Council Members the information regarding the new parking rates that went into effect in July 2018. Mr. Pregitzer stated that he could resend the reports.

The meeting recessed at 8:22 p.m. and reconvened at 8:29 p.m.

SOUTH GRAND AVENUE EXTENSION PROJECT: Municipal Engineer Tracy Warner noted that the extension is a transportation priority of the community. Ms. Warner stated that the Council action being requested is to approve the City's use of condemnation proceedings, as necessary, to acquire the property rights needed for the project negotiations may continue up until the day before the condemnation hearing. A condemnation hearing would be established within 45-60 days from when they would make application. She advised that Negotiations may still happen after the filing has been done. Ms. Warner then gave an update on each property regarding the status of negotiations. She explained that she had received a letter from ISU regarding the negotiations of its property; that it is not included in the Council Action form. Ms. Warner read aloud the letter, from ISU nothing that ISU wants a separate financial contribution from the City for widening South 16th from Greenbriar Park to University Boulevard.

Council Member Beatty-Hansen asked if this was only a financial commitment or would the City have some control on the design of the widening. Ms. Warner stated that, as of right now, they have only indicated a financial contribution.

City Manager Steve Schainker explained that nothing would be decided tonight, but people are asking about the status of the South Grand Extension and they wanted to provide an update. He does need City Council's approval for eminent domain if needed, as they would like to continue to negotiate. Staff has received counter proposals however; if they do reach an impasse, they may have to come back to City Council to see if they want to proceed with eminent domain.

Council Member Betcher asked for clarification about the properties, specifically, if they would need to obtain all three properties under contract before moving forward with the bidding process. Ms. Warner stated they do not.

Mr. Schainker asked for a correction in the Staff Report, which stated that they process would start at the end of the year, but with the ISU property, the project wouldn't begin until April. Ms. Warner stated that staff is trying to get clarification from the Iowa Department of Transportation, as they are not sure they can go to eminent domain with ISU, and whether they would enable the City to file a public interest finding letter that would state that it is on a certain schedule to go to the Board of Regents, to have the reading and be able to have the bid letting at the same time.

Moved by Beatty-Hansen, seconded by Corrieri, to adopt RESOLUTION NO. 18-570 to approve by resolution a declaration of the City Council's intent to proceed with eminent domain, as necessary, to acquire the property, including leasehold interest, for the construction of the South 5th Street and South Grand Avenue Extension projects.

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

LEASE WITH YOUTH AND SHELTER SERVICES FOR PARKING LOT P: Moved by Gartin, seconded by Corrieri, to approve Alternative 1 directing staff to draft and enter into a three-year lease with Youth and Shelter Services for the use of Municipal Lot P at the rental rate of \$35/month/space, acknowledging that Youth and Shelter Services performs routine maintenance on

Lot P which includes snow removal.

Council Member Nelson wanted it noted that he supports the three-year lease but needs to make sure Youth and Shelter Services is aware that City Council will be talking about downtown parking in the very near future.

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

Moved by Betcher, seconded by Beatty-Hansen to adopt RESOLUTION NO. 18-571 to set the date of public hearing for October 23, 2018.

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

RECONSIDERATION OF ANNEXATION PETITION FOR THREE PARCELS OWNED BY R. FRIEDRICH & SONS, INC., AND FRIEDRICH LAND DEVELOPMENT COMPANY LOCATED ALONG CAMERON SCHOOL ROAD AND GEORGE WASHINGTON CARVER AVENUE: Planning and Housing Director Kelly Diekmann explained that the graphic he displayed overhead outlined the properties that are outside of the City, in the north growth area of Ames. The initial annexation was whether the City Council wanted to accept the Friedrich properties as 100% annexation, but the direction from City Council was to include four properties adjacent to the Friedrich property as an 80/20 action. He stated that the Code allows for the City to include non-consenting properties up to 20% of the area. Mr. Diekmann stated that if the Friedrich property came in at 100% voluntary, and the Borgmeyer piece came in, and they executed the agreement they have with the Ames Golf & Country Club, then all the subdivided lots would have to voluntarily come in at the City's request within 21 years of the approval.

Council Member Beatty-Hansen asked about what the 21 years was for. Mr. Diekmann stated that the covenants filed with the City when properties are annexed are binding for 21 years. After 22 years the City of Ames could no longer force them to annex.

Mayor Haila asked if the Borgmeyer property could be brought in as small pieces. Mr. Diekmann stated he is not sure that it is within their interest to do that. He stated that anything touching the City can be brought in at any size but there are usually pockets of areas that they try to avoid.

Council Member Gartin questioned whether the City would have to approve dividing the parcel since it is in the fringe area. Mr. Diekmann stated that the four quarter sections could be sold to four different people without Council being involved. An example was given that the Borgmeyer parcels could each be sold separately. Mr. Gartin stated that he had reviewed the configurations, and he was now in agreement with the staffs initial recommendation.

Moved by Betcher, seconded by Nelson, to approve Alternative 1: that the City Council can initiate the voluntary annexation of 108.14 acres and not include any non-consenting owners. Additionally, prior to approval of the annexation, the following will need to be done:

- a. The developer shall be responsible for the cost of completing a traffic study as defined by the City' Traffic Engineer for development of the site with approximately 300 homes and five acres of convenience commercial uses, and
- b. The developer shall enter into a Development Agreement for the developer's obligations at its sole cost to improve sanitary sewer capacity to serve the site consistent with the study from May 2017, complete required traffic improvements identified in the traffic study related to the development of the site, and complete any Water Service Territory buy-out requirement that may be necessary to allow transfer of Xenia service territory to the City prior to development.

Roll Call Vote: 5-1. Voting aye: Gartin, Corrieri, Betcher, Nelson, Beatty-Hansen. Voting nay: Martin. Motion considered carried.

ZONING TEXT AMENDMENT TO REVISE THE DEVELOPMENT STANDARDS OF THE NEIGHBORHOOD COMMERCIAL ZONING DISTRICT: Planning and Housing Director Kelly Diekmann noted that the Council had initiated several changes to the Neighborhood Commercial Zoning. Mr. Diekmann stated that there are two sets of recommendations, the first set is what is necessary for the Fareway project to proceed because of constraints with zoning standards, and the second set is what staff is recommending in addition to the Fareway requests. He noted the additional proposed changes are options to cleanup the administration of the zoning district and to add design requirements consistent to other similarly situated zones, specifically Convenience General Service (CGS), where the north Fareway store is location. Mr. Diekmann said that staff recommended adoption of both sets of standards.

Council Member Nelson asked about the bicycle parking and how to incorporate something without having a standard. Ms. Beatty-Hansen suggested that two bicycle parking spots. Mr. Diekmann stated that the larger projects will go through the Special Use Permit process.

Council Member Martin wanted to know the standard change in regards to parking between the building and the street. It is currently drafted to state that if you have three or more streets adjacent to the property, it triggers the exception. His question was why was it drafted to say three or more rather than just four sides. Mr. Diekmann stated that this block is currently the only four-sided street. Staffs thought was a four sided property would probably not occur again, and they would have the same siding issues as you would a three or four sided lot.

Council Member Betcher noted her concern about the signage and wanted to know if there were any other Neighborhood Commercial lots that could have a 20,000 square-foot building on them. It was mentioned that Reliable is an example. Ms. Betcher is concerned about where the signage is going to go and how it will look in the neighborhood. She explained they can look at it from two perspectives: (1) Does the signage make sense on this size of a building or (2): What is the impact on the neighborhood of having a large sign.

Mayor Haila asked how they came up with the numbers of 32 and 70 square feet. Mr. Diekmann stated that was what was adopted previously for a similar zone and no one in that zone has used the

full sign allowance.

Council Member Betcher wanted to know about the roof design. Planner Eloise Sahlstrom noted that Fareway store has parapets to conceal the flat roof.

Moved by Beatty-Hansen, seconded by Corrieri, to approve Alternative 1: that the City Council directs staff to finalize text amendments to the Neighborhood Commercial (NC) zoning district, which include changes to the base zone standards and inclusion of new architectural standards, and the inclusion of bicycle parking.

Council Member Ms. Betcher commented that she still has concerns about the size of the signage being too big.

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

ZONING TEXT AMENDMENT REGARDING ALTERNATIVE LANDSCAPE DESIGN:
Moved by Corrieri, seconded by Nelson, to approve Alternative 1: that the City Council directs staff to publish a hearing notice for consideration of a Zoning Text Amendment to grant authority to the Zoning Board of Adjustment to approve alternative landscape plans on site plans requiring a Special Use Permit.

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

IOWA STATE UNIVERSITY RESEARCH PARK, PHASE IV: City Manager Steve Schainker stated that several months ago they informed City Council that they were beginning discussions with ISU Research Park to help develop Phase IV of the Research Park. He noted that what makes this unique from prior agreements they have had is as follows:

1. They are allowing one of the property owners in the area to apply for Industrial Tax Abatement.
2. Due to work of Steve Carter and Nate Easter, they have been working hard on getting outside funding, about \$1.7 million from the Federal EDA and also working on a RISE grant for about \$1.2 million dollars, without any job requirements involved.

Mr. Schainker stated that the same kind of provisions are being presented for Phase IV that was done in Phase III. He noted that there are three conditions precedent. They are moving ahead with two of the three. If for some reason all three conditions are not met, the Research Park has given the City a Letter of Credit and will be able to proceed with the Deere property, but with a smaller project.

Moved by Beatty-Hansen, seconded by Betcher, to adopt RESOLUTION NO. 18-572 to approve the Agreement For Public Improvements and Other Work Pertaining to the Iowa State University Research Park, Phase IV with the Iowa State University Research Park to construct specific infrastructure improvements that will be paid back through a Tax Increment Financing strategy and approve the Minimum Assessment Agreement with Deere and Company for the building constructed on Lot 1, Iowa State University Research Park Phase III, Third Addition.

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

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 18-573 approving the Minimum Assessment Agreement with Deere & Co. for Building Improvements on Lot 1 in the Iowa State Research Park Phase III, Third Addition.

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

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 18-574 approving U.S. Department of Commerce Economic Development Administration (EDA) Grant in the amount of \$1,743,558 and authorizing John Joiner to sign the Financial Assistance Award on behalf of the City. Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON WPC DIGESTER IMPROVEMENTS PHASE II PROJECT: 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 adopt RESOLUTION NO. 18-575 approving the final plans and specifications and awarding contract to Shank Constructors, Inc., of Minneapolis, Minnesota in the amount of \$2,165,200.

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

HEARING ON ZONING TEXT AMENDMENT REGARDING EXCEPTIONS TO MINIMUM STORIES AND MINIMUM FLOOR AREA RATIO FOR THE DOWNTOWN SERVICE CENTER: The public hearing was opened.

Kurt Friedrich, 100 6th Street, Ames, thanked staff and the City Council for taking the time to revisit this Zoning Text Amendment.

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

Moved by Corrieri, seconded by Betcher, to pass on first reading an ordinance regarding exceptions to minimum stories and minimum floor area ratio for the Downtown Service Center.

Roll Call Vote: 5-1. Voting Aye: Beatty-Hansen, Gartin, Corrieri, Betcher, Nelson. Voting Nay: Martin.

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 Beatty-Hansen, seconded by Betcher, to pass on second 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 second 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.

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

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

Moved by Corrieri, seconded by Betcher, to pass on third reading and adopt ORDINANCE NO.4371 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

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Council Member Martin stated Mr. Einsweiler spoke earlier this evening in regards to the letter he sent to City Council about his parking concerns on Harris Street.

Moved by Martin, seconded by Beatty-Hansen to refer to staff to do their normal traffic study process of this area and bring back an action item on an agenda.

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

ADJOURNMENT: Moved by Gartin to adjourn the meeting at 9:38 p.m.

Amy L. Colwell, Recording Secretary

John A. Haila, Mayor