

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

AMES, IOWA

JANUARY 28, 2020

**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 January 28, 2020. Present from the Ames City Council were Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and David Martin. Linda Murken, Lisa Heddens, and Lauris Olson represented the Story County Board of Supervisors. Other members in attendance were as follows: Jamet Colton, Ames School Board of Directors; Joe Anderson, Nevada School Board of Directors; and Jennifer Britt, United Community School Board of Directors. Gilbert School Board of Directors was not represented.

**MINUTES OF FEBRUARY 26, 2019:** Moved by Corrieri, seconded by Murken, to approve the Minutes of the February 26, 2019, meeting of the Ames Conference Board.

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

**RE-APPOINTMENT OF JAMI LARSON TO BOARD OF REVIEW:** Moved by Betcher, seconded by Colton, to approve RESOLUTION NO. 20-037 re-appointing Jami Larson to the Board of Review.

Roll Call Vote: 3-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**DISCUSSION OF PROPOSED FY 2020/21 BUDGET FOR CITY ASSESSOR'S OFFICE:** City Assessor Greg Lynch reviewed the 2020/21 proposed budget for the City Assessor's Office and asked if the Conference Board members had any questions.

Story County Supervisor Olson asked Mr. Lynch to elaborate on the work delegated to the interns that costs \$40,000. Mr. Lynch deferred to Chief Deputy Assessor Brenda Swaim who said a content management system had recently been implemented which caused a backlog of documents that needed to be scanned and entered, there was a city-wide photo project that required more hours, and condominium units needed to be entered. There had been basically no response to the advertised position, so the hourly wage needed to be increased.

Ms. Olson asked why there were so many condominium appeals in 2019. Mr. Lynch said there was an entity called "Tax Representatives" who contacted commercial property owners and sold their services for saving taxes for a few years. One tax representative filed over 600 protests on apartments in 2019, but there have been more than that in the past with revalued properties.

With regards to the taxable status of Northcrest Independent Living, Ms. Olson wanted to know why it was in litigation. Mr. Lynch explained that Northcrest was installing a very large addition to include independent living, skilled nursing, and assisted living. There was a ruling in 2018 by the

Property Assessment Appeals Board that shed new light on this type of a property, and other assessors who had continuum life services complexes had the independent living units classified as taxable, while keeping skilled living and assisted living tax exempt. The property that was purchased to the west of Northcrest was for the new complex. The land value under that portion of the property was changed to taxable for 2019. The exempt status was placed on it by a ruling of the Iowa Supreme Court in 1989, but with the new ruling, he believes it sheds new light on the issue.

Moved by Corrieri, seconded by Colton, to approve the recommendations of the City Assessor's report.

Roll Call Vote: 3-0. Motion declared carried unanimously.

Mr. Lynch reviewed the proposed budget, noting that the 3% cost of living rate increase was based off the 2.75% - 3% negotiating starting point between the City and different unions and the 2% merit rate followed what the City asked for. City Council Member Martin asked what the process was for evaluating the City Assessor and the Deputy City Assessor. Mr. Lynch said his predecessor brought that process to the Mini Conference Board for review.

Story County Board Member Heddens asked if the City did not increase to the amount approved for the Assessor, would the Assessor's office maintain what was approved or would they mirror the City. Mr. Lynch said they always follow what the City does. Council Member Betcher requested further information on what the 57.4% increase in equipment rental and maintenance was for. Mr. Lynch deferred to Accountant Dawn Tank. Ms. Tank said they were purchasing a new server with a five-year care package for \$3,277, which was the major portion of the increase. The maintenance for the copier/fax/print machine was based off the number of copies they made, and with the new assessing model, more assessment roles were needed, which generate more costs along with postage, paper supplies, and Board of Review expenses.

Mr. Lynch explained that an outside consultant was hired to build the residential assessment model in 2017 and is now building another model for 2021. He briefly explained how the new model will work to gauge accuracy in assessments.

Mayor Haila clarified for the Conference Board that this was a maximum proposed budget which may not be used entirely.

Moved by Olson, seconded by Betcher, to receive the proposed budget.

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

Moved by Martin, seconded by Colton, to set 6:00 p.m. on February 25, 2020, as the date of public hearing on the proposed FY 2020/21 City Assessor's budget.

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

**RE-APPOINTING GREG LYNCH AS CITY ASSESSOR:** Mayor Haila commended Mr. Lynch on his continuing education and knowledge. Ms. Heddens asked if it was by ordinance that the City had an assessor. Mr. Lynch responded that the *Iowa Code* allowed cities with populations over

10,000 to have their own city assessor in addition to the county assessor if they so choose.

Moved by Corrieri, seconded by Colton, to approve RESOLUTION NO. 20-038 re-appointing Greg Lynch as City Assessor.

Roll Call Vote: 3-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**CONFERENCE BOARD COMMENTS:** Mr. Martin explained that one of the goals of the City Council was to be able to reach people in certain geographic areas of the City. He expressed interest in using the Beacon GIS system technology to reach people by phone or email. Council Member Corrieri said she contacted Mr. Lynch about it who contacted Beacon. The next step was for the Mini Board to get in contact with Beacon to discuss it further and potentially add on a module to address the requests of Council.

Moved by Martin, seconded by Olson, to direct staff to report on the process of the evaluation of the Assessor and Deputy Assessor and send a memo to the Conference Board on that topic within six months.

Ms. Corrieri said there is no formal review process in place right now; the budget includes the merit and cost of living increases and the Board votes on approving it and that is it.

In response to Nevada School Board Member Anderson’s questions about the Mini Board, Mayor Haila said he will have the City Clerk provide clarification regarding how it was organized, and under what authority. Council Member Betcher advised Mr. Martin that Ms. Corrieri just gave the report that he asked for.

Moved by Martin, seconded by Olson, to amend the motion by adding to the scope of the report recommendations for changing the process of evaluation.

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

Vote on Motion, as Amended: 3-0. Motion declared carried unanimously.

**ADJOURNMENT:** Moved by Heddens to adjourn the Ames Conference Board at 6:02 p.m.

**REGULAR MEETING OF AMES CITY COUNCIL**

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:06 p.m. on the 28th day of January 2020, in the City Council Chambers in City Hall, 515 Clark Avenue. Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and David Martin were present. *Ex officio* Member Devyn Leeson was also in attendance.

**CONSENT AGENDA:** Mayor Haila advised Council that staff had pulled Item No. 18: Resolution accepting easement at 23959-580th Avenue (former Caremoli property) for “AMES” sign; it is to be added to a future agenda once the signed easement was received.

Council Member Betcher requested to pull Item No. 19: Requests for ECO Fair on Saturday, April 25, 2020, and Council Member Martin requested to pull Item No. 15: Resolution approving Quarterly Investment Report for Period Ending December 31, 2019, for separate discussion.

Moved by Beatty Hanson, seconded by Betcher, to approve the following items on the Consent agenda:

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting held January 14, 2020, Special Meetings held January 7, 11, and 18, 2020
3. Motion approving Report of Change Orders for January 1 - 15, 2020
4. Motion approving certification of Civil Service applicants
5. Motion approving new 5-day Class C Liquor License (February 12 - 16, 2020) - Booze Cruzer Cocktail Co., LLC - 2508 Mortensen Road
6. Motion approving new 5-day Special Class C Liquor License (February 28 - March 3, 2020) - The Whimsical Wine Trailer, 1407 S University Blvd
7. Motion approving new 12-month Special Class C Liquor License - Clouds, 119 Stanton Avenue
8. Motion approving ownership change for Class C Beer Permit with Class B Wine Permit and Sunday Sales - Hy-Vee Gas #5013, 4018 West Lincoln Way
9. Motion approving ownership change for Class C Beer Permit with Class B Wine Permit and Sunday Sales - Hy-Vee Gas #5018, 636 Lincoln Way
10. Motion approving ownership change for Class C Liquor License with Catering and Sunday Sales - Hy-Vee #1 Clubroom, 3800 West Lincoln Way
11. Motion approving ownership change for Class E Liquor License with Class B Wine, Class C Beer, and Sunday Sales - Hy-Vee Food Store #1, 3800 W Lincoln Way
12. Motion approving ownership change for Class E Liquor License with Class B Wine, Class C Beer, and Sunday Sales - Hy-Vee Food & Drugstore #2, 640 Lincoln Way
13. Motion approving ownership change for Class E Liquor License with Class B Wine, Class C Beer, and Sunday Sales - Hy-Vee Drugstore, 500 Main Street
14. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
  - a. Class C Liquor License with Outdoor Service and Sunday Sales - Blue Owl Bar, 223 Welch Avenue
  - b. Class E Liquor License with Class B Wine Permit and Class C Beer Permit (Carryout Beer) - Fareway Stores, Inc. #093, 3619 Stange Road
  - c. Class E Liquor License with Class B Wine Permit and Class C Beer Permit (Carryout Beer) - Fareway Stores, Inc. #386, 619 Burnett Avenue
  - d. Special Class C Liquor License with Outdoor Service and Sunday Sales - Blaze Pizza, 2320 Lincoln Way
  - e. Class C Liquor License with Catering Privilege and Sunday Sales - Ge' Angelo's, 823 Wheeler St Suite #9
15. RESOLUTION NO. 20-040 approving Agreement with Iowa Aviation Promotion Group, Inc., for Fly Iowa 2020 Event
16. RESOLUTION NO. 20-041 approving Pole Attachment Agreement and Underground Utility Locate Letter Agreement with Metro FiberNet, LLC (Tabled from 1/14/2020)
17. RESOLUTION NO. 20-046 approving preliminary plans and specifications for South Grand Avenue Extension from S. 16<sup>th</sup> Street to new 5<sup>th</sup> Street Extension; setting February 18, 2020 as bid due date and February 25, 2020 as date of public hearing

18. RESOLUTION NO. 20-047 approving preliminary plans and specifications for East Industrial Utility Extension Project; setting March 4, 2020 as bid due date and March 10, 2020 as date of public hearing
19. RESOLUTION NO. 20-048 approving preliminary plans and specifications for Fuel Pump House Fire Protection Upgrade; setting February 26, 2020 as bid due date and March 10, 2020 as date of public hearing
20. RESOLUTION NO. 20-049 approving revised preliminary plans and specifications for CyRide 2020 HVAC Improvements Project; setting February 26, 2020 as bid due date and March 10, 2020 as date of public hearing
21. RESOLUTION NO. 20-050 awarding contract for the purchase and installation of furniture for City Hall, Water Pollution Control, and City Maintenance Facility to Storey Kenworthy of Ames, Iowa, in the amount of \$84,102.37
22. RESOLUTION NO. 20-051 awarding contract to Western Waterproofing Company, Inc., d/b/a Western Specialty Contractors of West Des Moines, Iowa for the Chemical Storage Floor Repair in the amount of \$75,000
23. RESOLUTION NO. 20-052 approving contract and bond for Durham Bandshell Electrical Renovations
24. RESOLUTION NO. 20-053 approving Change Order No. 1 to Nutri-Ject Systems, Inc., for an increased amount of biosolids disposal for Water Pollution Control Facility the amount of \$32,826.10
25. RESOLUTION NO. 20-054 accepting completion of 2017/18 Storm Water Erosion Control Program (Kinyon-Clark)

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

**QUARTERLY INVESTMENT REPORT FOR PERIOD ENDING DECEMBER 31, 2019:** Mr. Martin asked if there had been a study of the investments. City Treasurer Roger Wisecup said he had done research on the investments, but had not explored where the funds went after they were invested.

Moved by Martin, seconded by Junck, to direct staff to investigate where the funds go after investing in the portfolio.

Mr. Gartin advised Mr. Martin that his motion is not germane as this request is purely looking at the performance of the investments. Mayor Haila confirmed that the motion should be moved to Council Comments.

Motion withdrawn.

Moved by Martin, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 20-039 approving the Quarterly Investment Report for the Period Ending December 31, 2019.

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

**REQUESTS FOR ECO FAIR ON SATURDAY, APRIL 25, 2020:** Public Relations Officer Susan Gwiasda pointed out that this was the 10<sup>th</sup> anniversary of the Eco Fair. They wanted to expand the event to the outside of City Hall to include vehicles that used Biofuel, including hybrid police

vehicles, an electric car display, and maybe also food trucks. Ms. Betcher wanted it noted that the request was for a closure of the street, but not for the parking fees to be waived.

Moved by Betcher, seconded by Corrieri, to approve the following:

- a. Motion approving blanket Temporary Obstruction Permit
- b. Motion approving blanket Vending License
- c. RESOLUTION NO. 20-043 approving closure of 5<sup>th</sup> Street from east of Parking Lot M (City Hall Parking Lot) entrance to Clark Avenue from 4:00 p.m. on Friday, April 24, to 3:00 p.m. on Saturday, April 25
- d. RESOLUTION NO. 20-044 approving closure of 35 metered spaces along 5<sup>th</sup> Street from 4:00 p.m. on Friday, April 24, to 3:00 p.m. on Saturday, April 25
- e. RESOLUTION NO. 20-045 approving continued use of three metered parking spaces along 5<sup>th</sup> Street to hold the Iowa DNR mobile trailer until its removal on the morning of Monday, April 27

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

**PUBLIC FORUM:** Mayor Haila opened Public Forum.

Kristina Brekke, 203 Campus Avenue, Huxley, said the zoning at North Grand Mall restricting the sale of fireworks was doing a disservice to consumers. She said as a fireworks vendor, her family emphasized education and were very immersed in fireworks and safety. She asked Council to open the zoning in the north end of town for selling fireworks and for educating the public on safe practices.

After no one else came forward to speak, Public Forum was closed by the Mayor.

**AMES COMPREHENSIVE PLAN 2040 PREFERRED LAND USE SCENARIOS (TABLED FROM JANUARY 14, 2020):** Planning and Housing Director Kelly Diekmann announced that there was nothing new to present. He reminded Council that there were over 20 people at public comment on January 7, 2020; those comments were included in the Council Meeting packet. Mayor Haila asked Mr. Diekmann what direction he was wanting from Council. Mr. Diekmann responded that RDG needed to understand geographically which area or areas Council wanted to pursue.

Council Member Corrieri asked if there was a way to choose one area and to reserve other areas without developing specific plans for them. Mr. Diekmann said the areas that Council didn't choose to focus on should be reserved for future expansion.

In response to Council Member Beatty-Hansen's question about requesting infill estimates, Mr. Diekmann clarified that the scenario map did not reflect available vacant land that was not in the core areas, but the infill numbers that he will bring back to Council will include additional housing options using existing lots without scraping and rebuilding new units.

Ms. Betcher asked for more information on what was happening east of I35 on 13<sup>th</sup> Street. Mr. Diekmann said the Fleet Farm anchor was still in play in the fall, but the time line had changed and he did not have any other update yet.

Mayor Haila asked for discussion from Council before receiving public input. Council Member Gartin said he favors Tier 1 in all four directions coupled with infill. Ms. Betcher wanted to know what factors were weighing heaviest for the decisions from her colleagues. Ms. Beatty-Hansen said she felt like there was some inefficiency in leaving all the options open. Of the growth scenarios, she said that the east was her least favorite because it was so cut off in regards to biking and pedestrian accessibility. Mr. Gartin said the vast majority of the population will be driving and added that he would like to champion the multi-trail connectivity. He pointed out that the cost of development is fairly consistent in all directions.

Mayor Haila recapped for Ms. Betcher that there was a focus on transportation and minimizing the use of cars. Council Member Corrieri confirmed that cost and transportation were important, but that it was also important to look at where the jobs were located and to be able to accommodate people who wanted to live where they worked. She said she wanted to keep it as flexible as possible, accommodating Tier 1 in every direction, and maybe focus on targeted growth in specific areas.

Ms. Betcher cautioned that in the past, indicating one direction of growth caused property values to inflate because people didn't want to sell at a reasonable rate; therefore, growth did not happen where Council wanted. Mr. Martin, *Ex officio* Leeson, and Council Member Junck all commented that they supported multiple areas, particularly the south, but also agreed with not favoring the east because of the community aspect. Ms. Betcher said her least favored option was the north because of it not being connected to anything. She added that infill was the top priority, but growth cannot be achieved entirely through infill. She said she preferred the south scenario with the distant future transportation issues to be solved with new roads and another interchange on I35. Mayor Haila agreed with Ms. Betcher regarding the possibility of land value inflation. He said the south was a tremendous opportunity and commented that the east was intriguing, but maybe for the 2060 Plan instead.

Mayor Haila opened public input.

Kim Christiansen, 2985 South Dakota Avenue, Ames, said that infill should be the top priority. He suggested that if Tier 2 was pursued, it should be to the south and adding a new interchange to the south would drastically help traffic in the future. He said one other issue was with no rural subdivisions. He said the southwest would be perfect for rural subdivisions to allow people to live close to the City with different types of living situations.

Kent Vickre, 2625 Meadow Glen Road, Ames, commented that there were people who wanted to live in Ames, but they worked in Ankeny, so the thought of having another road to take off Highway 69 was appealing to him.

Since no one else came forward, Mayor Haila closed public input.

Moved by Beatty-Hansen, seconded by Junck, to direct staff to bring back numbers that they can expect from project-based, vacant land, and policy-based infill along with some measure of timing of each.

Director Diekmann said he will break out the report to show where the numbers come from and added that a high-level goal or clear policy for defined areas of housing production would be helpful

for addressing changes that were not anticipated. Mr. Martin said they shouldn't fixate on the numbers too much; the decision was whether to go slowly, medium, or full speed ahead with infill.

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

Moved by Gartin, seconded by Beatty-Hansen, to direct staff to create an emphasis for infill as part of the 2040 Plan.

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

Moved by Gartin, seconded by Corrieri, to ask staff to create an emphasis for Tier 1 development in all directions.

Council Member Beatty-Hansen commented that she will vote no because she did not like the east as an option. Ms. Junck echoed Ms. Beatty-Hansen's sentiments. Mr. Gartin said the east development would be very convenient for people who worked in the Metro or at Research Park for easy access; bike infrastructure was a high priority, but it was a question of timing. Ms. Corrieri said the proximity to jobs was the most compelling piece to the east-side development. Mr. Diekmann clarified that just because Council may pick Tier 1 in all areas, it doesn't mean they can't pick how those areas will be shaped; the Plan can be made very clear that certain steps have to happen before others.

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

After further discussion, it was agreed that Council was in favor of eventually pursuing an interchange in the south development area. Mr. Diekmann added that if Council were to pick one area, the Plan could support that development for a more detailed plan. In response to Council Member Betcher's concern about possibly inflating land prices, Ms. Corrieri suggested developing both the south and the west areas.

Moved by Corrieri, seconded by Betcher, to incorporate the Tier 2 areas in south and west scenarios in the Plan.

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

Moved by Martin, seconded by Junck, to direct staff to amend the Comprehensive Plan as appropriate to be consistent with the climate action plan, subject to significant community input and development of the climate action plan.

Mr. Gartin commented that funds had been allocated in the budget for a Climate Action Plan and that Mr. Diekmann confirmed that the Comprehensive Plan could be amended. Ms. Beatty-Hansen clarified that this motion was just stating the intent to address climate action and to reassure people it will be wrapped in with the Comprehensive Plan. Mr. Martin added that this motion showed the intent that progress will be made with both the Climate Action Plan and the Comprehensive Plan. Ms. Junck repeated Ms. Beatty-Hansen's comment that it was important to recognize all the community input and to affirm Council's intent for the future.



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

**2020-2025 CAPITAL IMPROVEMENTS PLAN:** Mayor Haila noted that Council had reviewed the Capital Improvements Plan with staff. He opened public comment.

David Denhaan, 1804 Maxwell Avenue, Ames, represented the accessible dock installation at Ada Hayden. He said they had raised around \$14,000 in matching funds for the project. He explained that the project would allow handicapped people to more easily access Ada Hayden with kayaks and canoes with a product called Aboard Safe. He added that he drove out to Ohio, which was the closest dock with this technology, to verify if it would work for Ames. He said he was in favor of the funding in 2021 to allow more time for fundraising.

Ron Gardner, 2223 Prairie View East, Ames, representing the Skunk River Paddlers, said the ADA accessible dock was originally planned for one of their paddler's husband who was confined to a wheelchair. He said he would like to see the dock installed sooner than the current plan of two years, but it depended on the fundraising capabilities. He noted that Ames was on the leading edge of adaptive sports with this project.

Dan Culhane, Ames Chamber of Commerce President, 3115 Aspen Road, Ames, said he had heard about a plan that included a splash pad and a skating rink in Downtown Ames which was timely with the conversations the Chamber of Commerce has had. The common objective of the recently submitted 3 Year Plan of the Chamber of Commerce and the Economic Development Commission was place-making. Amenities and infrastructure like this that would be helpful to the cause of getting the additional 15,000 people to move to Ames.

Mayor Haila closed public input.

**POLICY REGARDING WAIVER OF DOWNTOWN PARKING METER FEES FOR SPECIAL EVENTS:** Assistant City Manager Brian Phillips reviewed the report that staff put together regarding parking waiver fees. He cautioned that if Council required repayment of parking meter waivers, there was a chance that the organizations that request funding from the City would increase their outside funding requests.

Council Member Martin suggested, for more consistency, to automatically waive fees by default if an event was using the spaces, and not waive the fees for free parking. Ms. Betcher noted that having a vital downtown is important for the community, but there was no clear sense of a parking fee waiver structure. She suggested setting aside a certain amount of money from the Council Contingency Fund to subsidize the parking so the parking fund didn't take a hit. Ms. Beatty-Hansen said she didn't love the idea of using Council Contingency money for parking costs.

Mr. Gartin explained the reason for not waiving the parking fees for the Pride event was because it didn't make sense to waive parking for the entire Downtown when the event was in an isolated area. Ms. Corrieri commented that it made sense to limit the waiver to the confines of the event, not the entire downtown.

Mayor Haila pointed out that there was free parking in the area, but it was really just about Main Street, 5<sup>th</sup> Street, and a couple of the cross streets. Ms. Beatty-Hansen said she was in support of encouraging biking and walking; she never really wanted to waive parking fees. Ms. Junck stated that a consistent policy was best to avoid preferential treatment.

Moved by Martin, seconded by Beatty-Hansen, to direct staff to prepare the policy for a future meeting whereby we build parking expenses into the contracted events that we undertake with Ames Main Street and CAA, and otherwise adopt a policy of denying parking meter waivers except when there is an obstruction, and we would make a case-by-case decision on the obstructed spaces.

Mayor Haila opened public input. No one came forward to speak, so he closed public input.

Mr. Phillips clarified that this would be a self-imposed policy since all waivers still had to go to Council anyway. He recapped that the cost of parking would be included in the contract for the event, the parking would be free for the public, but would be bought out by the event applicants.

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

City Manager Steve Schainker recommended to bring the policy back to Council on the second week of February.

**RENAMING OF SQUAW CREEK:** Mr. Schainker reviewed the request to rename Squaw Creek. The Story County Board of Supervisors voted earlier this month to recommend changing the name of Squaw Creek to either their first choice of Ioway Creek or to their second choice, Sauk Creek. The Board of Geographic Names responded by explaining that they would only accept their first name choice, Ioway Creek.

Moved by Beatty-Hansen, seconded by Corrieri, to suggest Ioway Creek as the replacement name.

Mr. Martin asked if they need to circle back to the Tribal Historic Preservation Officers. Linda Murken, Story County Board of Supervisors, responded that the Tribal Historic Preservation Officers all were in favor of renaming the Creek and that there was no specific name requested other than being respectful and native to the area.

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

**HEARING ON AMENDMENT TO 2019-2020 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN:** Housing Coordinator Vanessa Baker-Latimer reviewed the amendment to the 2019-2020 CDBG Annual Action Plan. She advised Council that if the request was approved, staff would move forward with purchasing the property.

Council Member Betcher asked if there was a time by which the tenants would have to be relocated. Ms. Baker-Latimer said not right away. Once the property is approved, staff may allow the tenants to stay to the end of the lease term without collecting rent. She said they would contact the tenants and work with them on relocation before moving forward with the project.

Mayor Haila opened the public hearing. Since no one wished to speak, he closed the public hearing.

Moved by Martin, seconded by Beatty-Hansen, to approve Alternative 1: adopting RESOLUTION NO. 20-055 to amend the 2019-20 CDBG Annual Action Plan to reallocate funds (\$400,000) from the Acquisition/Reuse for Affordable Housing activity to a Public Improvement activity to install a Shared Use Path from Franklin Park to S. Wilmoth.

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

**HEARING ON REZONING 2800 E 13<sup>TH</sup> STREET FROM AGRICULTURAL “A” TO GENERAL INDUSTRIAL “GI”:** Mayor Haila opened the public hearing. He closed the public hearing after no one came forward to speak.

Moved by Betcher, seconded by Corrieri, to pass on first reading an Ordinance rezoning 2800 E 13<sup>th</sup> Street from Agricultural “A” to General Industrial “GI”.

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

**COUNCIL COMMENTS:** Council Member Betcher urged Council to sign up for the NAACP banquet on February 13, 2020.

Mr. Gartin informed Council that he invited the Dance Marathon leaders to come say hello during Public Forum sometime so Council can say thank you for their fundraising and community building efforts.

Mr. Martin read a quote from the Town Budget Meeting. “Lyndsay Nissen said she would like to see Ames City Auditorium used more. She said a marquee sign on the front of the building that says what’s coming, along with a large neon sign with bulbs around it would be ideal. She said photo opportunities are very important to the younger generation. Many people don’t know the Auditorium is there, and it’s a beautiful theater. Ms. Nissen stated that anything that brings attention to arts and Ames helps all arts organizations.”

Moved by Martin, seconded by Beatty-Hansen, to direct staff to bring back a memo on feasibility and cost for a marquee sign along the lines described in the quote.

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

Moved by Gartin, seconded by Corrieri, to direct staff to provide a memo regarding the feasibility of socially responsible investing for the portfolio, including climate and environmental concerns.

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

Moved by Gartin, seconded by Beatty-Hansen, to direct staff to investigate the implementation of way-finding signs and coordinate with the Ames Bicycle Coalition for suggestions on style and location.

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

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:** Memo from Brian Phillips, Assistant City Manager, Dated January 24, 2020, Re: Hunziker Youth Sports Complex Lease Agreement: Mr. Schainker said if Council doesn’t want to extend the Agreement, they need to tell staff not to extend

it, otherwise they will move forward with discussing the terms of the contract. No motions were made.

Memo from Damion Pregitzer, Traffic Engineer, Dated January 24, 2020, Re: Property at 1228 Grand Avenue and Future Improvements at the 13<sup>th</sup> Street and Grand Avenue Intersection: Mr. Schainker said no action was required, this was just for information.

Memo from Kelly Diekmann, Planning and Housing Director, Dated January 24, 2020, Re: Request for Zoning Text Amendment to Permit Outdoor Fireworks Sales in the Planned Regional Commercial (PRC) Zone: Mr. Schainker advised Council that this use was not allowed at the Mall and asked if Council was interested in changing that law.

Moved by Beatty-Hansen, seconded by Gartin, to place this item on a future agenda.

Mayor Haila reminded Council to only request to add items to an agenda that they were passionate about discussing. Council Member Gartin said this wasn't something the City wanted to engage in, but there were many people in the community who valued this activity. Having this on an agenda would help gauge public input. Ms. Betcher confirmed that if they put this on an agenda, Council would be discussing this in isolation away from the rest of the work plan that they have not seen. She said she is concerned that by putting this on the agenda, they are indicating they were going to consider this outside of the scope of all the other things on that work plan.

Vote on Motion: 3-3. Voting aye: Beatty-Hansen, Gartin, Junck. Voting nay: Betcher, Corrieri, Martin. Motion failed.

Memo from Planning & Housing, Dated January 24, 2020, Re: Fringe Plan Amendment Request for Former Caremoli USA Site Adjacent to Highway 30: Ms. Betcher said she was concerned about the connection of this to Item No. 18 that got pulled from the agenda. She asked if it was the right time to be discussing adding this to an agenda since it was the same property but separate issues. Director Diekmann said there was no relationship at all. There was no recommendation to proceed or not proceed; if Council wanted to discuss it, it needed to be put on an agenda.

Moved by Corrieri, seconded by Martin, to approve Option 1: retaining the existing Urban Fringe Plan designation.

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

Memo from Jean Kresse, President and CEO, United Way of Story County, Dated January 22, 2020, Re: Response to Council's Request for an Update on the Human Service Agency Capital Funding Program: City Manager Schainker confirmed for Council that this memo was just informational.

**CLOSED SESSION:** Council Member Martin 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) to discuss matters presently in or threatened to be in litigation.

Moved by Martin, seconded by Betcher, to go into Closed Session under Section 20.5(1), *Code of Iowa*, to discuss matters presently in or threatened to be in litigation.

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

The Council went into Closed Session at 8:27 p.m. and returned to Regular Session at 9:00 p.m.

Moved by Corrieri, seconded by Martin, to direct staff to proceed with the recommendation that was discussed during Closed Session.

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

**CLOSED SESSION:** Council Member Junck 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 20.17(3) to discuss collective bargaining strategy.

Moved by Junck, seconded by Beatty-Hansen, to go into Closed Session under Section 20.17(3), *Code of Iowa*, to discuss collective bargaining strategy.

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

The Council went into Closed Session at 9:02 p.m. and returned to Regular Session at 9:09 p.m.

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 20-042 ratifying the contract with IBEW, Local 55 (Electrical Workers).

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

**ADJOURNMENT:** Moved by Corrieri to adjourn the meeting at 9:09 p.m.

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Rachel E. Knutsen, Deputy City Clerk

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John A. Haila, Mayor

## MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

JANUARY 21, 2020

The Special Meeting of the Ames City Council was called to order by Mayor John Haila at 5:15 p.m. on the 21<sup>ST</sup> day of January, 2020, in the City Council Chambers in City Hall, 515 Clark Avenue. Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and David Martin were present. *Ex officio* Member Devyn Leeson was absent.

**2020-2025 CAPITAL IMPROVEMENTS PLAN:** City Manager Steve Schainker told the Council the purpose of the Capital Improvements Plan (CIP) is to identify major bricks and mortar projects and infrastructure projects. He said members of the public can give input at the January 28, 2020, Council meeting and up until the budget wrap-up session. Mr. Schainker noted an additional page was distributed to Council to be included in the draft CIP document on a possible downtown plaza. He also noted the possible major bond issue projects not included in the document are: an indoor aquatic center, the relocation of Fire Station 2, expansion of the animal shelter, and the possibility of a fourth fire station. Finance Director Duane Pitcher explained the CIP document.

### **Fire:**

Fire Chief Rich Higgins told Council that Engine 1 will be replaced during the 2022/23 fiscal year and Truck 3 will be replaced during 2020/21. He said currently Truck 3 is the only truck with an aerial device and it will be refurbished to become backup apparatus. Chief Higgins said the manufacturer of Engine 1 went out of business in 2014, so that engine will not be eligible for reserve status.

### **Electric Services:**

Electric Services Director Donald Kom said the Transmission division will have two projects: 69kV transmission reconstruction of deteriorated portions of 69kV transmission pole lines, and the addition of breakers and replacement of relays and controls at the Ontario substation. Mr. Kom said the Ontario project will allow for reductions in outage times.

The Distribution division improvements were discussed including the rebuilding of the Distribution parking lot including storm water improvements, continuing to transition street lights to Light Emitting Dioxide (LED) fixtures, and updates to substations. Council Member Gartin asked if Dayton Avenue substation is the last one to need switchgear updates. Mr. Kom said the Vet Med substation also has older switchgear that will be replaced in 2024/25.

Director Kom discussed improvements to be made to the Power Plant. Council Member Gartin asked if the repair work to the Power Plant in the last year is normal. Director Kom explained that those repairs are not normal, but that was the first time the boilers on Unit 7 have been extensively worked on since it was installed in the late 1960's or early 1970's. Mr. Gartin asked if it makes sense to do something different because of the older equipment. Mr. Kom said new power plants cost \$50 - \$100 million so replacing certain pieces to meet new standards is much more cost effective. Director Kom said the last time a new plant was looked into was 1982 and the cost at that time was \$3 million per megawatt (MW), and Ames has a 60 MW plant. Director Kom said staff believes this is the most cost-effective way to operate the units as they were intended. Mr. Kom said the units provide a way

to dispose of the County's waste capacity to meet regional obligations and create a reliability to serve customers without support from the outside world. Mr. Kom said the units also provide stability because without them the City would be subject to market rates that are very volatile. Ms. Beatty-Hansen asked about the last time the market was volatile. Mr. Kom said last December energy went up 10-100 times the normal market rates during some hours. He said combustion turbines are another level of protection against volatile markets.

Council Member Gartin asked how much of the electricity portfolio is wind. Mr. Kom said about 15%. Mr. Gartin asked if going completely to renewable fuels is possible. Mr. Kom said it is possible, but the discussion gets very detailed around buying and storing since wind doesn't blow all the time. Director Kom explained that the general energy market runs about \$25 per MW hour, power can be generated for about \$35 per MW hour, and wind costs about \$60 per MW hour not including storage. Mr. Kom said if it was decided not to run the Power Plant the County's Refuse Derived Fuel (RDF) could not be processed.

Council Member Betcher asked about the costs of adhering to guidelines. Mr. Kom said the tube replacement project was driven by the Environmental Protection Agency (EPA). Mayor Haila said 2-2.5 million pounds of garbage is processed per week from several communities. He noted Boone doesn't want the waste, so processing it here is the only option without hauling it to Des Moines.

Mayor Haila asked about the possibility of cyber attacks. Mr. Kom said there is little exposure to the outside. Council Member Gartin asked about the \$500,000 budgeted for Americans with Disabilities Act (ADA) improvements. Mr. Kom told the Council that the Power Plant restrooms and front entrance need major changes to become compliant.

Mr. Kom said the Waste-to-Energy Study will look extensively at options and will cost more than originally anticipated. Council Member Betcher asked how many projects could be shifted because of the Waste-to-Energy Study. Mr. Kom said the only project that may be changed is the RDF bin renovation.

### **Water and Pollution Control:**

Water and Pollution Control Director John Dunn said the Water Supply Expansion project has been delayed about two years and will be financed by the Drinking Water State Revolving Fund. Ms. Betcher asked about water demands and asked if Ames Plan 2040 is being taken into account for adequate capacity until 2025. Director Dunn said the information on adequate supply until 2025 comes from the study that Fox Engineering did in 2013 when designing capacity for the new water treatment plant. He said it's hard to quantify ground water capacity, but there is adequate capacity in the short term. Mr. Dunn said the added wells will add capacity and provide replacement capacity since some wells are reaching 70 years of age.

Director Dunn discussed the Distribution System Monitoring Network that will provide real-time monitoring of the distribution system and enable early notification of major water main breaks. Ms. Betcher asked how long it takes to identify a water main break. Mr. Dunn said it could be a few days

for smaller ones, but the larger mains can be identified within five minutes. Operations Manager Justin Clausen said 30 water main breaks per year is average.

The Ada Hayden Water Quality Study was discussed. Council Member Gartin said he was hoping for annual testing. Director Dunn said water quality fluctuations year-to-year conclusions are hard to find. He said every five years there is a two-year monitoring period where water is tested monthly in different locations.

Mr. Dunn discussed the Water and Pollution Control Plant Facility improvements including equipment repairs, maintenance, replacement and upgrades.

Council Member Gartin asked about the nutrient reduction strategy. Mr. Dunn said the State has agreed to a three-phase, 20-year nutrient reduction strategy and the \$41 million will be spread out over 20 years. Council Member Gartin said the municipal contribution to nitrogen in the Gulf is 3-8% and Iowa will spend about \$1 billion in improvements to have a negligible effect on the Gulf. Mr. Schainker noted watershed benefits.

Mayor Haila appreciated the work of staff at the Water Pollution Control Plant. Director Dunn said the application has been accepted by the National Association of Clean Water Agencies for the Platinum 30 Award. He said this Award is given for three consecutive decades of 100% compliance with the discharge permit, making the City of Ames #2 in the country. Mr. Dunn said the facility is staffed 24 hours per day. Mayor Haila congratulated staff on the Award. Mr. Dunn said 72,000 numeric limits have been complied with in a row without a violation.

**Public Works:**

Public Works Director John Joiner discussed utility improvements to be made in water distribution, sanitary sewer, storm water, and the Resource Recovery Plant.

Mr. Schainker told the Council that notification was received that the FEMA Hazard Mitigation Grant has been awarded and will save the City millions of dollars and help reduce flooding on South Duff Avenue. Municipal Engineer Tracy Warner said channel improvements will be done to 2,000 feet on each side of the South Duff Avenue bridge. She said she is hopeful construction can begin next winter when water levels are low.

Mr. Joiner discussed traffic and shared use path improvements. Traffic Engineer Damion Pregitzer explained the Traffic Network Communication Master Plan. He said the Plan will be the guiding document that identifies upgrades to support modern technologies used to manage transportation. He said many of the projects will utilize the Intelligent Transportation System (ITS) which uses real-time traffic to continuously monitor and capture real-time data. He said there's no waste, assumptions, or error in the data collection. Council Member Gartin said he's excited visitors can move throughout the community better. Mr. Pregitzer said a priority plan for particular events like football games or normal work days can be programmed into the system and then it will run on its own. He said it will change traffic in Ames. Mr. Gartin suggested trains be part of the system. Mr.



Pregitzer said currently only the local intersection gets notified about a train coming, but after this system is working, all intersections will know a train is coming.

Mr. Schainker said he is recommending the widening of South 16<sup>th</sup> Street from west of Ames Christian School to University Boulevard. He explained that with the Grand Avenue extension there will be more traffic on South 16<sup>th</sup> Street. Mr. Schainker said Iowa State University (ISU) is not in a position to make that improvement for a number of years, so he's recommending the City pay to widen the road. Ms. Beatty-Hansen asked about decisions made regarding that road in the future if City funds will be invested in roadway improvements. Mr. Schainker said the City has not asked to take ownership of the road. Ms. Beatty-Hansen wondered if the City should consider taking ownership of the road. Mr. Schainker said there is time to address these concerns as well as others such as maintenance of the road.

Main Street sidewalk paver replacement was discussed. Mayor Haila asked if pavers on other downtown streets will be improved. Mr. Clausen said they are working on all areas. Ms. Betcher said many communities are using their sidewalks to create public art opportunities.

City Council recessed at 8:30 p.m. and reconvened at 8:35 p.m.

### **CyRide:**

CyRide Director Barb Neal discussed vehicle replacement and rehabilitation, building improvements and expansion, technology improvements, bus stop improvements, and shop and office equipment improvements. She said grant funding was received to assist in receiving many new buses. She noted CyRide is one of two agencies moving forward with Battery Electric Buses.

Ms. Neal said last year the focus was on moving part of operations to a second facility. She said CyRide needs time to adjust to declining ridership and "right sizing" the fleet. She noted a heating, ventilation, and air conditioning (HVAC) grant was received, and in two phases equipment will be replaced.

Mayor Haila asked about the decline in student enrollment. Ms. Neal said enrollment has been down three years, and so has ridership. She said she wants to be thoughtful toward counting ridership. She said additional dollars are available for outperforming other transit agencies. Ms. Neal said she wants to do as much as possible not to drive away riders. Ms. Betcher said lower student ridership creates an opportunity to attract other riders. Ms. Neal concurred.

### **Parks and Recreation:**

Parks and Recreation Director Keith Abraham discussed park system and facility improvements including a splash pad and pickleball courts. He also discussed playground equipment improvements, Ames/ ISU Ice Arena improvements, Homewood Golf Course improvements, and ADA plan improvements.

Director Abraham said installing an accessible canoe/kayak launch is one of the priorities at Ada Hayden Heritage Park. He showed the Council pictures of a possible Downtown Plaza with a spray

pad that can be converted to an ice rink. Mr. Abraham said the spray pad water could go through the storm sewer, be captured and used for irrigation, or be recirculated which would require chlorine, staff time, and restrooms.

Mr. Schainker said the site and features are yet to be determined, but conceptual design work will be needed to get started. He said to accomplish this it would delay the North River Valley irrigation project.

Council Member Gartin asked about adding a restroom at Tom Evans Park. Mr. Abraham said it has been suggested in the past, but not approved by Parks and Recreation Commission. Mr. Gartin said cultural events in the downtown area need a restroom. Council Member Corrieri said in thinking about other cities with downtown attractions she is not familiar with any having restrooms, though many have “porta- pottys.” Ms. Betcher said if Council wants people to spend time downtown at a plaza then a restroom makes sense.

Mr. Abraham discussed cemetery improvements including a funeral pavillion, retaining walls, and landscaping.

**City Manager’s Office:**

City Manager Steve Schainker discussed the Neighborhood Improvement Program, Downtown Facade Improvement Program, and the Campustown Facade Improvement Program.

**Fleet and Facilities:**

Fleet and Facilities Director Corey Mellies discussed City Hall improvements. He told Council plans are being finalized on the security system.

Mayor Haila asked about the snow plows converted to biodiesel. Mr. Mellies said the trucks are upfitted and running with no issues. He said Council will receive an update on them in February to show comparison. Mr. Mellies said three hybrid police cars have arrived and three more are coming. He said the first one should be on the street in a few weeks. Ms. Beatty-Hansen asked about budgeting for fleet. Mr. Mellies said departments build fleet costs into their operating budgets. Mr. Schainker said the Fleet Department buys a new vehicle and slowly the Department pays the Fleet Department back.

Member Gartin asked about electric car charging stations. Mr. Schainker said Electric Director Don Kom is submitting a grant application for charging stations, but if the grant is not received the priority can still exist. Member Gartin said he would like to see a page added to the CIP for charging stations. Mr. Martin said a discussion can be added to an agenda. It was noted the discussion can take place outside of the CIP if the grant is not assumed.

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:** None.

**COUNCIL COMMENTS:**

Ms. Betcher said the 2020 Census table was well attended at the Martin Luther King, Jr. event. She also said in February the International Town and Gown Association will hold a webinar on the impact of declining enrollment on college towns.

Council Member Gartin said the Martin Luther King Jr., event hosted about 650 people.

Moved by Gartin, seconded by Beatty-Hansen, to direct staff to add a discussion on electric car chargers to a City Council agenda.

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

Mayor Haila thanked Management Analyst Tasheik Kerr for her work and noted she will be taking a new position in Illinois.

**ADJOURNMENT:** The meeting was adjourned at 9:19 p.m.

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Diane R. Voss, City Clerk

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John A. Haila, Mayor

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Erin Thompson, Recording Secretary

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

**AMES, IOWA**

**JANUARY 31, 2020**

The Ames City Council met in special session at 2:01 p.m. on January 31, 2020, in the Council Chambers of City Hall, 515 Clark Avenue, pursuant to law with Mayor John Haila presiding and the following Council members present: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and David Martin. *Ex officio* Member Devyn Leeson was absent.

**FY 2020/21 BUDGET OVERVIEW:** City Manager Steve Schainker noted that staff began working on the budget back in August. Input received at the Town Budget Meeting was taken into consideration. The FY 2020/21 budget reflects expenditures totaling \$263,300,236 for the numerous services provided by the City of Ames. It is hoped that the budget that will be presented for the Council's approval meets the service levels desired by Ames residents. Mr. Schainker shared that there were challenges for this budget with the minimal increase in taxable valuation and the roll-back in combination with the approved tax abatements. It was noted that some projections for the Operating Budget for FY 2019/20 have changed, so at Budget Wrap-Up, the Council will be asked to approve the Adjusted Budget (for FY 2019/20) along with the Proposed Budget for 2020/21.

Mr. Schainker advised that the reports pertaining to The Commission of The Arts, ASSET, and Outside Funding Requests are available on the Finance page within the City's Web site. He emphasized that public input on the City's Operating Budget will be taken on February 11, 2020, during the Budget Wrap-Up session. Information provided at this meeting is intended to be a broad financial overview; the programs and activities will be provided during the Department Budget Hearings that will be held on February 4, 5, and 6.

Finance Director Duane Pitcher pointed out that today's presentation will only cover Ames portion of property taxes. The portion of the property tax levy going to the City of Ames is approximately one-third of the property owner's total tax bill at 31.80%. Ames School District receives 45.50%; Story County, 20.63%, and DMACC, 2.07%. For those living in Ames, but in the Gilbert School District, the tax bill will be a bit higher because the Gilbert School levy is a bit larger.

Mr. Pitcher stated that the property tax rate is up \$0.12 from FY 2019/20. He pointed out that the budget has been impacted by the lowest rate of increase in taxable value (1.1%) in over ten years. There will be a modest increase in total tax dollars driven in part by an increase in revenues and by Departments having tight budgets. The increase in total tax dollars will not be evenly spread across all classes of property, which is not uncommon with the roll-back.

According to Director Pitcher, the City has a balanced budget for operations and capital, which means that there will be enough revenues brought into the General Fund to cover all expenses for FY 2020/21. There will be utility rate increases for both water and sewer. They are forecasting 5% growth in Local Option Sales Tax revenue. He reminded the Council that with the adopted Referendum, 60% of that goes directly to decrease property taxes. At the inquiry of Mayor Haila, Mr. Pitcher advised that the approximate amount going to reduce property taxes due to a 5% growth in Local Option Sales Tax will be an additional quarter million dollars. The Mayor commented that

part of that is due to the Legislature passing a law requiring sales tax to be paid on on-line sales.

Mr. Pitcher brought attention to the comparison of the property tax levy for the 13<sup>th</sup> largest cities in Iowa. Ames has the second-lowest tax levy (at \$10.02 in the current year) per \$1,000 Taxable Valuation. The only city that is lower is Urbandale. Ames is one of only three large cities in Iowa that are under the \$8.10 limit on the General Fund Levy. With roll-back and a very small amount or no increased valuation, being at the \$8.10 limit would not allow for any increase in taxes or even keep them the same.

In regards to the Consolidated Levy, City Manager Schainker noted that the City Assessor is actually accounted for in the Story County Tax Levy.

Director Pitcher summarized the Tax Levy Breakdown, noting the impact that 1.1% increase in valuation has - which is to drive property taxes up slightly. He also noted the change in the General Tax Levy from 5.52 last year to 5.65/\$1,000 this year which is about 3.45% as far as dollars are concerned. The Employee Benefits and Transit Levies were also explained. The total Levy without debt service equates to approximately \$7/\$1,000 valuation. Adding in the Debt Service Levy of \$3.15 equates to a total Tax Levy of approximately \$10.14, which brings in approximately \$32,000,000. A comparison to last year was given. Total dollars asked are up 2.52% from the prior year. The rate is going up by only 1.17% due to the increase in taxable valuation of 1.1% and new dollars of \$782,389. Last year at this time, the City had new dollars of about double that, so the City's budget is quite a bit tighter this year, and it includes a couple new employees and some additional services.

City Manager Schainker advised that property taxes pay predominantly for Police, Fire, Parks & Recreation, and the Library. One police officer, one firefighter, and one Recreation Coordinator for Parks & Recreation will be added. Without those positions, the 2.52% would be less; those new positions equate to an increase of approximately \$250,000.

Mr. Pitcher explained the percentage of change in taxable valuation for the past ten years and how that has impacted the tax rate. He also noted the impact that Local Option Sales Tax has on the tax levy.

Regarding Assessed and Taxable Value, Director Pitcher explained the effects roll-back has made for each class of property (Residential, Commercial, Multi-Residential, and Industrial). He noted that there was an increase in valuations for existing property of approximately \$53 million, which was mainly from commercial property. New and expiring exemptions made a significant reduction by approximately \$48 million. However, roll-back made the biggest impact on reduction in valuation; that along with the exemptions basically wiped out 100% of the new value.

Mayor Haila asked about multi-family roll-back, asking how many more years were left. Mr. Pitcher advised that he would get that information for the Council.

Director Pitcher provided information on the Debt Service Fund, which is restricted in use to pay

back debt. He noted that they used part of the Debt Service Fund balance (\$375,000) for 2020/21 to help keep the Debt Service Levy lower. It is not anticipated that any of that fund balance will be used in 2021/22.

Mayor Haila asked to know the Debt Service Fund balance. Mr. Pitcher said that that information is included in the Fund sheets. After the implementation of the five-year plan, it will pretty much be used. He stated, however, that it is anticipated that there will some savings realized from refunding bonds that will be before the Council on February 25 to help replenish the Debt Service Fund balance. Director Pitcher also brought the Council's attention to the Fire & Police Trust Fund where they are using \$75,000 from that Fund to even out the tax levies over the next few years. There will be no more funds coming into that Fund.

A list of projects to be covered by the 2020/21 CIP General Obligation Bonds was shown.

Mr. Pitcher reviewed the Dollar Value of Levy by Property Type, specifically noting that the FY 2020/21 total Residential Tax Levy is \$20,125,034, which is 0.61% lower than 2019/20; so residents will actually pay fewer taxes next FY. Commercial, which had revaluation this year, will pay 9.07% more, and Industrial will pay 0.70% less. Director Pitcher provided details on the change in Tax Dollar Payments by Property Type, further breaking it down by new property and existing property. Sample tax calculations for Residential, Commercial, and Industrial customers were given.

Council Member Gartin asked, hypothetically, if the City knew the percentage change in valuation was going to be 1.1%, would it have changed the recommendation for the proposed budget. Additionally, if the percentage change in valuations decreased further, would it change the way the City budgets in the future. City Manager stated that if a trend was being set, the recommendation might be different; however, the request is only for 2.5% more. Departments have presented very lean budgets. Mr. Gartin believed the 1.1% increase could be an aberration. He stated that he is comfortable with the budget being presented, but if it becomes a trend, the Council will need to think differently about the proposed budget.

At the request of City Manager Schainker, Mr. Pitcher presented historic budget information regarding the percentage of valuation increases for Residential, Commercial, and Industrial property.

Budget Officer Nancy Masteller presented a summary of the change in the tax asking for 2020/21, showing where the additional amounts come from. The total change for 2020/21 is \$782,389.

The General Fund Balance is projected to be \$9,865,175 at the end of 2020/21. Of that amount, 25% (\$8,832,833) is reserved as a minimum fund balance. Mr. Pitcher explained that the minimum fund balance reserve is based on the credit rating agency guideline for an Aaa-rated city. After the 25% reserve, it leaves an unreserved fund balance of \$1,032,342. City Manager Schainker explained the one-time purchases that he is recommending be paid from the 2019/20 General Fund balance. Savings from General Fund operations and CIP projects remain in the General Fund balance and are available for expenditures. The recommended one-time purchases in the amount of \$1,645,681 have already been deducted in the proposed budget.

Mayor Haila noted that Council had approved lighting and other improvements to the Bandshell. He recalled that some improvements were not included because there was not enough funding. He asked if the use of the Bandshell would be expanded if those improvements were added back in. The Mayor believed the additional funding needed would be approximately \$60,000. City Manager Schainker said that they will have to see the numbers. He stated that if the Adjusted Budget were to be decreased by that \$60,000, it would change the Adjusted balance.

Director Pitcher reviewed the cost of City services for 2020/21 per residence from property taxes (based on a \$100,000 home), as follows:

Streets/Traffic	\$	153
Police Protection		132
Fire Protection		86
Library (includes Debt Service for renovated library)		69
Recreation and Parks		30
Transit		35
General Support Services		28
Planning Services		9
Resource Recovery		6
Animal Control		5
Facilities/Cemetery		3
Storm Water Management		2
Building Safety		<u>1</u>
TOTAL	\$	<u>559/\$100,000</u>

City Manager Schainker explained the justification for the additional FTEs being recommended.

Projected Utility Rate Summary. Mr. Pitcher reviewed the projected utility rates, as follows:

Electric Utility: No rate increase.

Water Utility: 2.0% rate increase for FY 2020/21 followed by 8.0%, 2.0%, 9.0%, and 2.0% in FY 2021/22, 2022/23, 2023/24, and 2024/25, respectively.

Sewer Utility: 5.0% in FY 2021/21 and 5.0% in 2022/23.

Storm Water Utility: 5.0% in FY 2022/23.

Resource Recovery: For FY 2021/22, it is anticipated that application of the 2020 Census will increase per capita revenue. The Tipping Fee will increase from \$58.72 to \$62.50 in FY 2022/23.

Mr. Pitcher went over the Utility Bill Rate samples.

There will be fee changes for Electric, Police and Animal Control, Water and Pollution Control, and

Parks and Recreation.

Fund Summaries. Budget Officer Nancy Masteller outlined the Fund Sheets beginning with the General Fund. She reiterated that the General Fund is balanced for FY 2020/21: Revenues equal expenses. Ms. Masteller continued with a summary of the City Special Revenue Funds, Capital Projects, Permanent Funds, Enterprise Funds, and Internal Service Funds.

Council Member Gartin asked for information on the current fees charged for the Auditorium.

Mr. Schainker stated that the Draft Operational Budget and Draft Capital Improvements Plan are posted on the City's Web site (under Finance) for the public to review.

**DISPOSITION OF COMMUNICATIONS:** Mayor Haila noted that there were two documents in the Non-Agenda Packet: (1) Memo from City Attorney Mark Lambert regarding eminent domain being used for trails and (2) Report from Housing Coordinator Vanessa Baker-Latimer providing a summary of the open house meeting with the College Creek Old Ames Middle School Neighborhood Association and surrounding neighborhoods in the area. He noted that both were for the Council's advisement.

**ADJOURNMENT:** Moved by Martin to adjourn the meeting at 4:22 p.m.

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Diane R. Voss, City Clerk

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John A. Haila, Mayor



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

**AMES, IOWA**

**FEBRUARY 4, 2020**

The Ames City Council met in Special Session at 5:15 p.m. on February 4, 2020, in the Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor John Haila presiding and the following Council members present: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and David Martin. *Ex officio* Member Devyn Leeson was also present.

**FY 2020/21 BUDGET PROPOSALS:**

**Library Services.** Library Director Sheila Schofer informed the Council of the following statistics for the Ames Public Library:

1. Approximately 1,300 people visit the Library every day
2. 350 sign up for a Library Card each month
3. 1.2 million items were checked out last year (3,400 items each day).
4. 511 volunteers contributed nearly 17,000 hours of assistance in 2018/19

Director Schofer advised that the Library is embarking on a heavily staff-involved and community-engaged strategic planning process. They are incorporating a total city perspective by utilizing resources from Mary Greeley Medical Center, the City of Ames Resident Satisfaction Survey best practices, National Public Library data, City GIS for mapping data, and ISU STATCOM for survey design and tabulation.

The Council was informed of many of the programs offered at the Library. Ms. Schofer commented that Ames ranked No. 1 of all Iowa urban public libraries in attendance at children's programs, with 51,234.

At the inquiry of Council Member Gartin, Director Schofer stated that in 2018, 5,875 free meals were offered to children during the summer (educational and nutritional component). She said she believed that even more meals were served in 2019.

Ms. Schofer noted the number of partnerships that the Library has formed and how valuable they have proven to be. They are expanding current partnerships with school visits, library card sign-up, book talking, and resource sharing. New STEM kits are in the works after the first batch has proved so popular with children and families.

Director Schofer emphasized that the Library welcomes all and is creating welcoming and inclusive spaces with the world language collection. In partnership with local English as a Second Language (ESL) teachers, language learning programs have been added to the calendar with a great response from the community.

Customer Account Services Manager Tracy Briseno informed the Council on some of the ways that the Library is providing outreach in the community. She cited the Bookmobile, events where *Smyles* has been in attendance, Back-to-School events, events for teens, staff visits to people who are home-bound, and staff visits to senior living residents to demonstrate new technology. They have discovered even more ways and places where the Library can connect with members of the community. The Library has also been expanding its digital collection as customer demand for virtual collection materials continues to increase. The increase continues to require staff evaluation of new digital services, training, and the promotion of new resources. There is free Wi-Fi offered throughout the Library, and there are computers available for use. Ms. Briseno noted that the Library

is expanding its non-traditional materials collection.

Council Member Martin asked how many “hot spots” are available to be checked out at the Library. Ms. Briseno stated that, currently, they have 20; there are 30 requests in the queue. They are looking to add ten more. There is a need for more; as soon as one is returned, the customer gets right back on the list.

Director Schofer noted that the Library is a “Smart” building; however, staff is always looking for ways to have continuous improvement towards sustainability.

Council Member Martin asked about funding for *Canopy*, a streaming movie service with access to over 30,000 titles. Mr. Martin noted that, when first introduced as a pilot program, it was being funded by the Friends Foundation. Director Schofer answered that that service is now programmed in the Library’s budget.

Council Member Betcher noted that fine and fee revenue continues to decrease. Ms. Schofer advised that is true as more customers transition to the use of eResources. It is Ms. Schofer’s opinion that fines are used as leverage to get the borrowed items returned to the Library. She said that staff has had conversations about fine and fee impacts and opportunities, barriers to service, and best practices providing service, and helping to ensure people have access to resources.

**Water Operations.** John Dunn, Director of the Water and Pollution Control Department, provided an overview of the various programs included in the Administration budget. Mr. Dunn advised that the number of marketing and outreach events that the Department participates in each year continues to grow. Many employees from throughout the Department have been helping to educate members of the community on the importance of clean and safe water, both from the tap and in the waterways. Examples and photos of some of the ways the Department has had community outreach at many events were given and shown.

Regarding Plant Operations, Director Dunn advised that the Water Utility is required to complete a “Risk and Resilience Assessment. This is required under America’s Water Infrastructure Act of 2018. The assessments are based on an All Hazards Consequence Management Approach, including malevolent acts, natural hazards, and any other risk that may impact any operation of a utility; it must be completed by December 2020. The assessments also include cyber security risks. The Department will be working with the US DHS on both cyber and physical security assessments.

Mr. Dunn shared that Ames has received back-to-back awards being named the city with the “Best Tasting Water in Iowa.” Last fall, the Facility received its LEED Certification from U. S. Green Building Council. Most recently, the consulting team of FOX Engineering, HERR Engineers, and BARR Engineering was recognized for excellence by the American Consulting Engineers Council for their work on the new Water Treatment Plant. The project received the Grand Prize award in the Water/Wastewater category and also won the prestigious Grand Conceptor award that spans all categories of engineering design work.

Director Dunn noted that student operators continue to play a huge role for the Facility. Students work more than 1,500 hours per year at the Water Plant. Many students work with the Admin team during the summer. Three student operators have been named “Student of the Year” by the Iowa Section of the American Waterworks Association.

Programs for Facility Operations. It was reported that the Water Pollution Control Facility has just

completed 30 consecutive years of 100% compliance with its Discharge Permit. This is the second-longest compliance record in the country. It was noted that biogas produced on-site provides approximately 20% of total electricity needs for the Facility. The anticipated volume of biosolids being recycled is up in the current year budget due to cleaning of digesters. Mr. Dunn advised that an open house of the WPC Facility is budgeted to occur in Spring 2021.

**Laboratory.** Highlights were provided for the Laboratory Division. The final round of annual lead and copper testing for the drinking water system was completed. Due to lead results well below the federal action level of 15 parts/billion, the Plant qualified for reduced lead and copper monitoring from annual to once every three years. The Laboratory Services Division continues to assist the Squaw Creek Watershed Management Authority by performing analyses at no cost.

**W&PC Metering Services.** Implementation of the Cross Connection Control Program, which is intended to protect the drinking water distribution system from unintentional backwards contamination by a customer, continues with a high level of customer support. The FY 2020/21 Operating Budget includes a projected 400 meters for new construction and non-routine meter changes annually and 1,200 meters for routine replacement of older meters. There are also 1,000 meters budgeted in the Capital Improvements Plan through FY 2022/23 to complete the Automatic Meter Reading conversion.

Mr. Dunn reviewed the rate and fee adjustments:

1. Proposed 2% Water and 5% Sewer rate increase, effective July 1, 2020
2. Annual update to meter-setting fees based on actual costs
3. Updates to Laboratory Analysis Fees, including adding additional tests
4. Increase other related fees based on the across-the-board rate increases

**Public Works.** Public Works Director John Joiner showed a video highlighting many of the accomplishments of the Public Works Department. He gave an overview of the major work activities for the Utilities Program, including Water Distribution System Maintenance, and Sanitary Sewer Collection System. A new FTE has been included in the budget for Water Distribution System Maintenance that will be split between the Water Distribution Program (79%) and the Sanitary Sewer Maintenance Program (21%). That position is needed to respond to the increasing workload for water main breaks and sanitary sewer repairs, and also to assist with snow and ice control. Funds are budgeted in FY 2020/21 to upgrade the City's hydro-excavating machine to a trailer-mounted combination jet/vac. That upgrade will assist in more efficient cleaning of sanitary and storm sewers and allow for a more timely response during sanitary and storm sewer backups, which was indicated as a concern in the Resident Satisfaction Survey.

Regarding the Storm Water Permit Program, Municipal Engineer Tracy Warner stated that Smart Watershed public education and outreach continues to be a high priority within the Ames community and the two watershed districts (Squaw Creek Watershed and Headwaters of the South Skunk River Watershed). She stated that staff attends numerous outreach opportunities each year to educate citizens. Ms. Warner noted that she would like to see more people be involved in the cost-share programs. She pointed out that the City is working with Prairie Rivers of Iowa to complete watershed projects, including creation and implementation of a ten-year water quality monitoring plan.

Mr. Joiner provided highlights of the Resource Recovery Plant. It was noted that reject disposal is expected to decrease in FY 2020/21 due to more normal operations. Revenues have declined over the past few years due to a significant reduction in the metals market. There has also been a decrease

in revenues due to lower RDF sales to the Electric Utility caused by boiler maintenance and increased downtime. Outreach efforts during FY 2019/20 have included 725 visitors, 47 tours, and 11 speaking engagements with 263 participants, and 12 events.

Council Member Gartin asked to have major increases in funding highlighted or noted in some way in the future.

Highlights were given for Public Works Administration, Engineering, Traffic Engineering and Maintenance, Street System Maintenance, Parking Operations, and Airport Operations. Pertaining to Administration, the *Ames-on-the-Go* mobile and Web site application continues to expand with other department users requiring new licenses. There were 865 requests made through the system in FY 2018/19. The app has now expanded into Inspections, Electric, Storm Water, and Parks and Recreation. Under the Engineering program, Mr. Joiner noted that GIS dependency continues to grow at a steady pace, with approximately 260 outside registered customers with the City's online GIS portal. Director Joiner emphasized the value of the City's partnership with Iowa State University to provide engineering interns.

Under the Snow & Ice Control Program, Mr. Joiner noted that staff planned for 19 events with a total of 36" of snow; there have been 17 events with 27 inches of snow to date. At this time last winter, there had been 21 inches of snow; however, ended at the beginning in March with a total of 52.5 inches. A graph of salt usage was also shown. At the inquiry of Mayor Haila, Director Joiner shared the Department's philosophy is to minimize environmental impacts while providing for safety. Council Member Betcher noted that staff provided notices to 582 property owners or managers regarding sidewalk snow removal during Winter 2018/19, which is a 50% increase (from 388 notices during 2017/18). Operations Manager Justin Clausen stated that the City gives property owners 24 hours to respond after posting a notice.

Under Parking Maintenance and Operations, Mr. Joiner commented that the Downtown Parking Study was completed in FY 2019/20. As a result of the Study in the Downtown, meter rates were maintained at \$0.50/hour, the duration was increased to three hours, and the employee hang tags were retained. During the next two years, staff will collect data and analyze the infrastructure and capital needs of the parking lot system.

Regarding Airport Operations, Director Joiner reported that the Airport Master Plan update is in progress with the anticipated completion in Spring 2020. Mr. Joiner also noted that the contract with the current Field Base Operator (Central Iowa Air Service) will expire in FY 21/22. Staff will begin negotiations on renewing that contract as the current FBO has provided high-quality customer service that has resulted in an increase of itinerant flights into the Airport and a substantial increase in fuel sales. There has been a 94% increase in overall fuel sales since taking over as the FBO in 2017.

Council Member Betcher asked how it was working for the Airport FBO to clear the snow at the Airport. Traffic Engineer Damion Pregitzer stated that it was working well for snow events where there is not significant accumulation. He noted that if there is significant accumulation, regulations require that airports must shut down.

At the request of Mayor Haila, Municipal Engineer Warner provided the schedule for the South Grand Extension project. It is estimated that it will be able to be driven on within two years.

**Fleet Services.** Director Corey Mellies advised that the hourly rate for maintenance services will

increase to \$75.40/hour in FY 2020/21, which is a 2.9% increase. The rate is designed to recover the cost of the technicians' salaries and benefits. The average fuel costs are projected to decrease from \$2.45/gallon to \$2.25/gallon for FY 2020/21. A chart was shown of the fuel trends from 2010/11 to 2018/19. A chart was shown on Greenhouse Gas Data Collection, comparing gasohol, E85, biodiesel (seasonal), and diesel. Mr. Mellies stated that 24% of the City's Fleet is considered "green." Hybrid police vehicles will go into service this week.

Rich Iverson, Fleet Support Manager, stated that the City has been very happy with the five snow plow trucks running on 100% biodiesel. He stated that the City has used approximately 2,000 gallons of biodiesel since December 17. Mr. Iverson described how the snow plow trucks are equipped with systems that will allow them to run on 100% biodiesel.

Director Mellies explained that choices for hybrid and electric vehicles are expanding. There are some challenges: sedans are being phased out and there are fewer options for E85 vehicles. They will continue to collect data on biodiesel use.

Council Member Gartin asked if there had been any thoughts to the City sharing with others the success that it has had with biodiesel. Mr. Iverson said that staff from Fleet Services will be attending the ECO fair to share its story. Representatives from REG and Optimus will be also present. The Department will be creating a video on the process and its success and will make it available to other cities.

**Facilities.** Director Mellies stated that they are working on purchases of furniture for several departments. The Department completed a Courthouse Security Plan with Story County and the State of Iowa. They plan to build off that Plan for a City Hall Safety and Security Plan. The ACCESS control (keycard system) will be installed in City Hall in 2020. The project also includes systems for the Fire Stations and Electric. New flooring is planned for Police, and work will be done on the Auditorium HVAC.

At the inquiry of Mayor Haila, Mr. Mellies explained that the \$46,522 budgeted in the 2019/20 Adjusted Budget is to pay for special Department remodeling projects.

**Planning.** Planning and Housing Director Kelly Diekmann provided an overview of Planning Services, which includes Current Planning, Long-Range Planning, and Administrative Services (shared with the Public Works and Fire Departments). A pie chart was shown indicating how much time is spent on Planning activities in eight different categories. There were fewer Subdivision and Zoning Board of Adjustment cases, which allowed staff time to work on the Comprehensive Plan (Ames 2040).

Under Current Planning, there were fewer Site Development Plan applications, primarily due to fewer apartment projects. According to Director Diekmann, this reflects a more typical balance of commercial, industrial, and apartments. It was noted that 2019 saw the fewest single-family homes built in the past seven years. Council Member Beatty-Hansen commented that she felt that was market-driven. Mr. Diekmann agreed, stating that it was dependent on the decision of the developer on what to build. Commercial projects moved forward for Downtown Fareway, Friedrich Iowa Realty, several hotels, North Grand Mall outlots, and K-Mart site redevelopment.

Housing development pace slowed overall. There was no new land rezoned for single-family development. There were no new apartment complexes.

Director Diekmann named the major initiatives of the Long-Range Planning Program: Ames Plan 2040 - Draft Plan and Public Outreach in Summer 2020, completed Campustown workshops on plazas and parking, Guest Lodging Ordinance completed, and 28 Council Referrals were addressed. Major upcoming priorities were listed as the Ames Plan 2040, new Council goals, Downtown Sub-Area Planning, and the Downtown Gateway Area project.

Regarding Administrative Services, staffing is going to be maintained at five positions. The new interface with customer service portal for Inspections customers has worked well.

**City-Wide Affordable Housing.** Vanessa Baker-Latimer, Housing Coordinator, reviewed the City Council’s goals of providing more affordable housing. She reviewed the activities that the City-Wide Housing Programs covered in FY 2019/20. Ms. Baker-Latimer also noted the activities that will be undertaken in 2020/21. Due to HOME funding, only 5% of the Housing Coordinator’s salary will be expended from the Program.

**Community Development Block Grant.** Ms. Baker-Latimer advised that the City received its 16th allocation of CDBG funding for 2019/20. Activities being undertaken for 2019/20 and the anticipated ones for 2020/21 were reviewed. The City has not yet been notified as to the amount of its allocation of funding for 2020/21, For budgeting purposes, the 2019/20 CDBG allocation of \$581,207 is being projected. Staff will be conducting public forums in February and bring back feedback to City Council for final review and consideration. The Annual Action Plan is to be submitted to the Department of Housing and Urban Development on or before May 17, 2020, if funding has been announced.

**HOME Program.** It was noted by Ms. Baker-Latimer that the City received its second allocation of HOME funds. The FY 2020/21 allocation has not yet been announced; however, for budgeting purposes, the same amount as last year’s allocation is being projected.

Ms. Baker-Latimer advised that HOME requires at 25% local match contribution. She noted that the City has allocated an amount from General Obligation Bonds for that match. Eligible uses of HOME funds include tenant-based rental assistance, housing rehabilitation, assistance to homebuyers, and new construction of housing. HOME funds may also be used for site acquisition, site improvements, demolition, relocation, and other necessary activities related to development of non-luxury housing. It was specifically noted by Ms. Baker-Latimer that HOME funds will be utilized to support the City Council’s goal of addressing affordable housing needs in the community. The planned activities for 2019/20 and proposed activities for 2020/21 were highlighted.

**DISPOSITIONS OF COMMUNICATIONS TO COUNCIL:** None.

**COMMENTS:** Council Member Betcher commented that there were several things for the Council to think about to celebrate “oddities” of the Ames community, specifically noting the 30-year record of compliance at the Water Plant.

Pertaining to Ames Plan 2040, City Manager Schainker asked for the Council to provide clarity as to its direction given on growth priority areas. The motion was to grow in the south and west; however, it needed to be clarified as to what was meant by “west.” It was decided to add clarifying the motion to the next Regular City Council meeting agenda.

**ADJOURNMENT:** Moved by Corrieri to adjourn at 7:55 p.m.

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

**AMES, IOWA**

**FEBRUARY 5, 2020**

The Ames City Council met in Special Session at 5:15 p.m. on February 5, 2020, in the Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor John Haila presiding and the following Council members present: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and David Martin. *Ex officio* Member Devyn Leeson was also present.

**FY 2020/21 BUDGET PROPOSALS:**

**Parks & Recreation.** Director Keith Abraham explained the increases in staffing for 2019/20 and 2020/21.

Major Department projects will include a City-Wide Survey, Americans with Disabilities Act (ADA) Inventory and Transition Plan, Miracle Park, and Indoor Aquatic Center. The Survey is intended to gather public feedback on programs, parks, facilities, and services provided by the Department. Bringing the City's park facilities and amenities into compliance with the ADA will be a focus for several upcoming years. Staff continues to work with The Ames Foundation on the Miracle Park. The Foundation is continuing to raise funds and oversees the construction of the facility. Director Abraham noted that they are excited about the first youth and adult Miracle Leagues being formed hopefully by Fall 2020. Discussions have begun regarding a new indoor aquatic center and a consultant is expected to be hired to develop conceptual designs, capital cost projection, and operational expense projections.

Mr. Abraham briefed the Council on the very generous donations totaling \$90,000 that have been received from community members.

The FTE increases under the Instructional Programs and Athletic Programs are due to 35% of the Recreation Coordinator's time added to those Program. The FTE increase in Aquatics is due to 10% of the Recreation Coordinator's time being added and 5% of the Recreation Manager's time being reallocated to this Program.

Under Aquatics, Director Abraham stated that an end-of-season pass was added in Summer 2019 to be valid August 1 - September 2 and was very successful. At the inquiry of Mayor Haila, Mr. Abraham advised that staff is exploring options as to how swim lessons and other aquatic activities will be accommodated with the demolition of the Municipal Pool in FY 2021/22.

The Council was informed of some of the issues affecting the FY 2019/20 and 2020/21 budgets for the Community Center, Auditorium, and Bandshell. The FTE increase is due to 10% of Recreation Coordinator's time added to this Program. Several of the biggest users of the Auditorium were listed.

It was noted that the purchase of cameras around known homeless camps may be able to be purchased if approved as part of the 2019/20 Adjusted Budget. Mr. Abraham showed pictures of the amount of junk and debris that City staff has had to clean up at homeless camps. Council Member Gartin stated that he didn't really care about the amount of trash that needed to be cleaned up from homeless camps. He wanted the Council to focus on helping the people who are homeless. City Manager Steve Schainker reminded the Council members that they had provided very clear direction to clean up the homeless camps after the tragic death of an Iowa State student who had allegedly

been murdered by a homeless person living in a camp near the River by Coldwater Golf Links.

Highlights of the Wellness Program were given. New fitness classes offered in FY 2019/20 were named. The FTE increase is due to 10% of Recreation Coordinator's time being added to this Program.

Mr. Abraham advised that the FY 2019/20 budget includes \$14,000 for conceptual design services for expansion and partial remodeling of the Ice Arena. The study will focus on additional locker rooms and storage space. Iowa State University is paying half of the cost of the study. The FY 2020/21 budget reflects a 5% increase in ice rental rates to offset the increase in expenses. The FTE increase is due to adding a 3/4-time Ice Arena Coordinator and reallocating a Recreation Manager's time to other funds.

Regarding Homewood Golf Course, Director Abraham advised that design of the new clubhouse is completed, and construction bids will be received in February 2020 with the goal of opening the new clubhouse in April 2021. In anticipating of the new clubhouse opening in 2021, management is developing rental procedures and fees for use of the community room. It was noted that the FY 2020/21 budget doesn't include any revenues or expenses for the new clubhouse being operated year-round. The FTE increase is due to 25% of the Recreation Manager's time being reallocated to this program.

Under Park Maintenance, The FY 2020/21 budget includes funds for the removal of invasive vegetation at Ada Hayden Heritage Park, conversion of park shelter lighting and controls, installation of a park sign at Christopher Gartner Park, replacement grills, additional trash receptacles, and electrical improvements for equipment used for the Mosquito Control program. Mr. Abraham advised that over 1,300 Iowa State University (ISU) Greek Community students participated in brush removal, landscape cleanup, and garbage pickup at the Furman Aquatic Center, Moore Memorial, Brookside, Stuart Smith, and Gateway Hills Parks as part of the 2019 ISU Homecoming. It was also noted that staff continues to implement the 20-year Emerald Ash Borer (EA.) Response Plan in the park system.

Pertaining to Cemetery Operations, Director Abraham advised that the budgeted revenue for FY 2020/21 reflects a 7% increase; staff will be presenting fee increases to City Council in the coming months. Staff worked with volunteers and the Ames Historical Society to complete and install an interpretive sign highlighting the history of the Ames Municipal Cemetery. Staff installed a stamped concrete pad and benches. Staff worked with the United States Military and a local funeral home for the final burial of Army Corporal Ralph Bennett, who died in World War II, and his remains were recently discovered, and Corporal Bennett was brought back to Ames for burial.

Right-of-Way Management. Under right-of-way management, staff is addressing hazardous trees, pruning new and old trees, and planting new trees. An update to the Emerald Ash Borer Response Plan. Currently in Year Six of the Plan, staff has been removing trees at an accelerated rate and has already removed 490 of 500 Ash trees.

**Electric Services**. Donald Kom, Director of Electric Services, highlighted the operations budgets for each division (Other Community Protection, Administration, Production, Fuel Purchases, Distribution, Technical Services, and Engineering). The total budget request for FY 2020/21 equates to \$59,507,515 and reflects a 1.2% increase over FY 2019/20.

Other Community Protection accounts for the electricity used to operate the City's street lights and



storm warning system. This budget will see an increase of 5.2% from the FY 2018/19 Adopted due to additional street lights being installed in new subdivisions. Funds have been budgeted (from the General Fund) for a new siren in the new industrial park east of Interstate 35 in FY 2018/19 and a second siren will be installed in FY 2019/20 to support growth in the Iowa State Research Park area.

The Electric Administration budget will see a 9.6% increase from the FY 2019/20 Adopted. Expenditures are up due to work required on the building's HVAC system and NERC dues. At the end of December 2019, 75% of "SunSmart Ames," a new solar farm, had been spoken for. The Department will participate in the Eco Fair on April 25. Information was provided about a new outreach program, *Eco Chats*. Electric System peak usages remain stable; energy usage was up only by 0.5%.

Mr. Kom emphasized that the Demand Side Management program has played a significant role in reducing peak; that program began in 2007. This program budget will see a 10.8% decrease. Demand Side Management programs used by customers reduced summer peak by nearly 2 megawatts. Electric Services continues to evaluate methods to better support residential solar installations. Staff is exploring possible methods to encourage greater adaption of geothermal heat pumps as an alternative to traditional heating and cooling equipment.

Regarding the Electric Production program, the total budget will increase by 5.1%. As of January 1, 2020, the Power Plant has operated for 1,005 days without a lost-time accident, which is very impressive for the industry. This year, staff instituted an internship program in the Power Plant in partnership with Iowa State University. Director Kom stated that the electric peak occurred on July 19 at 128.8 MW. The all-time peak occurred on July 25, 2012, at 130.7 MW.

Fuel/Purchased Power is the largest of all the program budgets with estimated total expenditures of \$36,381,140 for FY 2020/21. That is a 0.8% decrease from FY 2019/20 Adopted Budget resulting from a decrease in natural gas prices, which more than offsets other cost increases. Fuel (natural gas) accounts for more than 48% of the Fuel and Purchased Power budget; market energy purchases, 26%; and wind, 16%.

Electric Distribution Operations/Maintenance is the division responsible for tree trimming, which continues to constitute a large expense; its budget will increase 4.8% from FY 2019/20 Adopted. In response to a challenge to fill line worker positions, two apprentice positions were created in previous years. Staff is now using a recruiting firm to assist with filling other vacant positions. The increase in contractual expenditures is to purchase additional transformers and equipment for both replacement and new construction.

The budget for Electric Technical Services will see an increase of 4.9%. The one-year increase in the budget to replenish transformer oil supplies to normal levels will need to be extended to a second year as an unforeseen issue in the Top-O-Hollow tap changer required replacement of close to 400 gallons of the 500 gallons of transformer oil.

The Electric Engineering budget is up 3.9% from FY 2019/20 Adopted. Customer solar interconnections increased in 2019. There will be an upgrading of relays, controls, breaker and switchgear aimed at improving reliability; animal guarding continues. This Division manages CIP projects.

Director Kom advised that the estimated revenues equate to \$68,333,600 for FY 2020/21. Mr. Kom commented that, on average, City of Ames rates are 8% lower than neighboring utilities. It is

estimated that the ending 2020/21 fund balance of the Electric Utility will be \$28,534,718. After the minimum fund balance target is deducted, it will leave a unreserved fund balance of \$18,434,718.

**Fire Department.** Chief Rich Higgins stated that, under Fire Administration and Support, a Training Officer will soon be hired. The organization chart noting the two major functions: Fire Safety and Building Safety was shown. The four major programs of the Fire Department are Administration and Support, Suppression and Emergency Action, Prevention and Safety Education, and Building Safety.

According to Chief Higgins, there will be a 3.3% increase to the Fire Safety budget. That increase includes the cost of adding one firefighter to the Suppression and Emergency Response Division. That fire fighter will not be assigned to a permanent shift, but will be used as needed to fill short-term fire fighter vacancies across all three shifts.

The Fire Administration and Support Program will have an increase of 0.7%.

The Fire Suppression and Emergency Action Program. One new fire fighter position will be added. Slide Unit will be purchased to assist in fighting grass fires. It slides into the back of a pickup truck, which allows the vehicle to be parked off the roadway, which also protects the public and the fire fighters.

Chief Higgins emphasized the importance of strategically placed fire stations. He also highlighted the effectiveness of the Ames Fire Department's quick responses to calls. A chart showing the percentage of property saved was shown.

The number of incidents by type from 2012 to 2019 was explained. Medical Assists accounted for the greatest number of responses with false alarms being second. The Ames Fire Department responded to nearly 5,000 incidents last year.

Fire Prevention and Safety Education Division. Community outreach efforts were highlighted. One of the events was teaching how to use fire extinguishers.

Chief Higgins spoke on the importance of partnerships, noting specifically working with the Elks Lodge of Ames to install 83 carbon monoxide detectors in at-risk homes throughout Ames and with the American Red Cross to install 128 smoke detectors in 52 at-risk homes throughout Ames.

Building Safety. According to Chief Higgins, this Division budget will increase by 3.4%. There will be no Building Permit Fee increase. It was noted that lower revenues are expected for FY 2020/21. Rental fees will not see any increase for next fiscal year.

Chief Higgins described the self-service portal for Permits, which is now up and running. The total number of Permits issued by Inspections in 2018/19 was 3,546.

Examples of the community outreach efforts of the Fire Department and Inspections Division were given.

The meeting recessed at 7:18 p.m. and reconvened at 7:25 p.m.

**Law Enforcement.** Chief Chuck Cychosz said that a critical component of the mission of the Police Department is "Relationship Building and Problem Solving."

Under Police Administration and Records, Chief Cychosz highlighted the Department's technology partnerships in the Dispatch and Records System, radios, and FirstNet, which is designed to assist First Responders. Technology that is shared with local law enforcement agencies has allowed for cost savings as well as pooling of shared expertise. The new radio system and its costs are shared with the University and other Story County agencies. The long-term investment in technology has been critical to effective operations. The new system and its costs will be shared with the University and other Story County agencies.

Pertaining to Crime Prevention and Police Services, an additional Police Officer position has been added to the Patrol Division for FY 2020/21. Ongoing commitment to diversity and inclusion will include additional focused training. According to Chief Cychosz, contemporary training is crucial to the Department's effectiveness. A listing of diversity training taken was shown. Hybrid patrol units will be purchased in FY 2019/20 and 2020/21. Fuel reduction of \$5,000 per unit per year is projected and carbon dioxide is estimated to be reduced by 44,000 pounds. There are over 1,700 mental/emotional health calls/contacts per year. The Mental Health Advocate in the Department is filled with a three-quarter-time employee. There is increased utilization of the Mobile Crisis Response Team. The number of personal crimes from 2009 to 2019 showed an increase in assaults and sexual assaults. The number of domestic violence arrests has been flat over the past ten years. Council Member Gartin asked to have the numbers of personal crimes responded to Iowa State University folded in with the numbers from Ames Police Department. The number of noise, trespassing, and nuisance party calls was shown for the past ten years; noise complaints have gone down, trespassing calls have edged up a bit, and nuisance party calls have gone down slightly. It was specifically noted that there were 145 noise complaints due to fireworks in 2018. In 2019, there were 189 calls for fireworks. A chart showing the trends in property crimes from 2009 to 2019 was shown. Thefts and burglaries are trending down; however, financial crimes have increased. Examples of scams and fraud that resulted in significant financial losses were given.

The number of accidents from 2014 through 2019. Property damage of \$6.2 million involving 3,294 vehicles was reported from 1,705 accidents in 2019. Chief Cychosz emphasized the importance of roadway improvements to facilitate safety.

At the question of Council Member Gartin, Chief Cychosz stated that there is a decline in opioid use; it is not gone, but it appears to have decreased. The Chief credited the Opioid Task Force for its work. However, according to Chief Cychosz, what is really affecting daily lives is the availability and use of methamphetamines. He noted the importance of local treatment centers.

Pertaining to the Communications - Emergency Medical Dispatch. Approximately 4,000 times a year, dispatchers provide medical assistance over the phone.

Under Parking Enforcement. Chief Cychosz advised that the continued direction from Council to perform education as well as enforcement in the neighborhoods south of the University has brought about better compliance. An increased parking fine for special events and game day violations was implemented in Fall 2019. Ironically, both categories of citations (illegal parking and meters) were down.

Animal Control. It was noted that the proposed budget includes a .45 FTE increase in the Animal Control Division. The existing part-time Animal Control Officer position is currently fewer than 20 hours/week. The increase will allow for 30 hours/week of enhanced coverage to handle duties, such as oversight of the dog park, to help ensure public and animal safety. It was noted that Animal Control Supervisor Ron Edwards is very committed to transparency. Chief Cychosz noted that a

Shelter Feasibility Study analyzed the cost of updating the existing facility verses building a new facility. The current facility often cannot meet the needs of the community. Funds are included in FY 2020/21 to further refine the options outlined in the study and determine the next steps.

**DISPOSITIONS OF COMMUNICATIONS TO COUNCIL:** None.

**COUNCIL COMMENTS:** *Ex officio* Member Devyn Leeson asked the Council members if March 4 would work for the Joint Meeting with Student Government.

Council Member Betcher noted the Electric Department’s number of days without a lost-time accident. She noted that that was yet another reason to celebrate.

**ADJOURNMENT:** Moved by Corrieri to adjourn the meeting at 8:31 p.m.

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

**AMES, IOWA**

**FEBRUARY 6, 2020**

The Ames City Council met in Special Session at 5:15 p.m. on February 6, 2020, in the Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor John Haila presiding and the following Council members present: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and David Martin. *Ex officio* Member Devyn Leeson was absent.

**FY 2020/21 BUDGET PROPOSALS:**

**Transit System.** Transit Director Barb Neal provided an overview of the budgets for the Transit System. The budget that was presented has been approved by the Transit Board.

Ms. Neal provided a summary of ridership from 2009/10 to the present. The projections for ridership from 2020/21 through 2024/25. CyRide is rated third in the nation for the most ridership per capita. Only two cities, one in New York and one in California, were ahead of Ames.

Decreased enrolment at Iowa State University and large, student-oriented apartment complexes within walking distance to the University are believed to have contributed to a 7% decline in ridership. It is a concern that declining ridership and lower University enrollment could threaten federal and state operating funds that are based on ridership and efficiencies. Secured grant funding will allow for the purchase of three new 40' buses, one new 60' articulated bus, and two battery electric buses, along with funding for major facility renovations. There has been successful deployment of new bus technology that includes Automatic Voice Annunciators and an upgraded Automatic Vehicle Location system. The combined system announces key bus stop locations for new Ames residents and assists disabled members of the community.

The overall CyRide budget will see a decrease of 1.1%, which will mean an increase of only 2.2% for the local funding partners. For the City, that will equate to an increase of \$45,924. The Transit Levy will equate to .63633/\$1,000 valuation.

Director Neal provided the following statistics for FY 2019:

1. There was an average of 31,684 daily riders

2. A total of 6,121,023 persons rode CyRide
3. Buses were driven an average of 5,484 miles daily
4. A total of 1,265,319 miles were driven

The budget for Fixed Route Service will see a reduction of 1.7% in 2020/21. CyRide will be working on a radio project to replace an obsolete radio system in order to make it compatible with City of Ames departments and Story County emergency management. Staff will continue to recommend modifications to the Transit Board to modify the new route structure to address needs identified by customers.

Ways that CyRide is becoming more energy-efficient in its vehicle purchases and efficient through technology were highlighted. Ms. Neal also noted the importance of customer service, passenger experience, and employee development to Transit operations. Regarding CyRide's workforce, the Council was told that there are 140 Transit drivers. In 2019, 42 drivers were hired.

Director Neal noted that CyRide currently contracts with the Heart of Iowa Regional Transit Agency (HIRTA) to provide Dial-a-Ride service through June 30, 2021. Dial-a-Ride has an average of 698 riders per year. Council Member Betcher noted that HIRTA's fare has increased. She questioned how that increase might impact Dial-a-Ride. Director Neal advised that Dial-a-Ride ridership has been trending down, so with HIRTA increasing its fares, it is believed that applications for CyRide's ADA service will continue to increase. She commented that HIRTA has hired an Outreach Coordinator in an attempt to reverse the trend of ridership decreases and to raise awareness of transit options in Story County.

**City Council.** Assistant City Manager Brian Phillips highlighted annual and special events that the Mayor and City Council had attended throughout 2019. Mr. Phillips announced that there will be some changes to the 4<sup>th</sup> of July Pancake Breakfast, most importantly, the location will be moved to Bandshell Park in 2020.

**City Manager.** Highlights of the major projects supported by the City Manager's Office were given. A great deal of support for Council initiatives and community events is provided by this Department. He noted that City Manager staff also provides major staff support to a number of larger projects and to six of the 18 Boards and Commissions. The Ames Community Institute is also staffed by the City Manager's Office. It was formed to address the needs of the City's increasingly diverse community. City Manager Schainker noted that the attendees of the Institute are often asked to serve as a focus group on prospective initiatives or program. Mr. Phillips brought the Council's attention to City Council Special Allocations specifically relating to Outside Funding Requests.

Moved by Betcher, seconded by Beatty-Hansen, requesting staff to provide the City Council a brief written report on the Story County Housing Trust, including where the first allocations have been spent and how the money will be spent in subsequent years.

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

**City Clerk.** Diane Voss, City Clerk, presented the City Clerk's Division budget. Many of the services provided by the City Clerk's Office were summarized. Major sources of revenue and the largest expenses were highlighted.

**Public Relations.** Susan Gwiasda, Public Relations Officer, updated the Council on the City's efforts on branding a positive City identity. She noted some of the tasks performed by the Public Relations Division, i.e., Press Releases, three newsletters, posting to and monitoring various forms

of social media, serving as the City's Web Master, public education and speaking engagements, organizing and attending recognition events, and administering the Resident Satisfaction Survey. Ms. Gwiasda highlighted the collaboration with the City's Print Shop, specifically noting the assistance of Courtney Hinders, who is a graphic designer in the City's Print Shop, to make professional publications. Ms. Gwiasda informed the Council what has been done and what is planned for the Claim Ames 2020 Campaign .

**Media Production Services.** Public Relations Officer Gwiasda noted that the Media Productions Services Coordinator position had been vacant for almost a year. It is hoped that the position will be filled soon. Ms. Gwiasda applauded the efforts of the dedicated part-time staff of Media Production Services, who have increased the City's video production and kept the Division running well.

Council Member Betcher asked what the City is doing to make its Web site more ADA accessible. Ms. Gwiasda explained that the City is making its pages more simple in an effort to be in compliant. Also, staff is hopeful that the City's Web service provider will address ADA compliance.

**Legal Services.** City Attorney Mark Lambert summarized the services provided by the Legal Department. He reviewed the main goals of the Department. One of the things that Mr. Lambert said he and his staff have worked hard on and consider a goal is accessibility; the attorneys work hard to make themselves accessible to all of their customers. The main duties and tasks performed by the City Attorney's Office were noted. City Attorney Lambert showed the Department's funding sources and how they are allocated. He also reviewed the budget allocations to four main items: Personal Services, Internal Services, Commodities, and Contractual.

**Human Resources.** Bethany Jorgenson presented the budget for the Department. Ms. Jorgenson stated that the Human Resources Department is fully staffed for the first time in five years. She noted that a Human Resources Information System will be selected to help create efficiencies within the Department.

Ms. Jorgenson noted that 180 recruitments were launched in 2018/19, and as of February 5, 2020, there had already been 111 recruitments. In 2018/2019, 3,408 applications for jobs were received. As of February 5, there had been 2,184 applications received.

Highlights were given of the employee training opportunities offered through the Employee Development Center and Power Hours. One thousand seventy-nine employees attended employee development training in the last year.

According to Ms. Jorgenson, a lot of focus has been given to diversity and inclusion through the past year. A Diversity and Inclusion Team has been created. It is comprised of nine members. There have been six meetings so far. Training opportunities offered on diversity and inclusion were listed.

Council Member Corrieri left the meeting at 7:21 p.m.

Under Employee and Labor Relations, Ms. Jorgenson advised that negotiations were successful with two bargaining units.

**Risk Management.** Director Jorgenson provided information on issues and factors affecting the FY 2019/20 and 2020/21 budgets. She noted that weather-related losses across the country forced property insurers to raise rates higher than originally expected. A City-wide Safety Team is being

established with the goal of improving the safety training program for City employees. Staff will take the life insurance and long-term disability insurance to market to ensure that the City is experiencing maximum value for those benefits. In addition staff is reviewing contracts for liability insurance and property insurance this fiscal year to determine if a bid process will benefit the City in the future.

**Health Insurance Management.** Human Resources Officer Krista Hammer noted that the service objective for this activity is to keep yearly health insurance rate increases below 10%. She reported that contribution rates for City departments, employees, and retirees are projected to increase 3.9% for FY 2020/21. Holding the increase to 3.9% in FY 2020/21 is expected to use a modest amount of the Health Insurance Fund's balance, but the Fund will retain a healthy balance with adequate coverage. Ms. Hammer explained the changes that will occur to the City's medical plans in FY 2020/21. She showed in what categories the expenditures had been made. The biggest expenses had occurred in medical claims (61%) and pharmacy claims (21%). Dental claims had accounted for 5% of the expenses.

**Wellness & Health Care Initiatives.** Andrea Cardenas, Health Promotion Coordinator, reviewed the initiatives for this activity. She described the programs that are offered to employees and family members to promote wellness. Ms. Cardenas emphasized the importance of raising awareness of mental health issues, which continue to be on the rise. She specifically highlighted the community campaign to reduce the stigma of mental illness. City Manager noted that the City emphasizes both physical and emotional safety for its employees.

**Finance Services.** Finance Director Duane Pitcher presented the budget for the Economic Development Program. He noted that TIF rebate pass-throughs for Barilla and Kingland are included in that Program. The Program provides local support for federal and state-sponsored economic development programs and administers and oversees all economic development programs. A portion of the City Manager (10%), City Attorney (5%), and Finance Director (16%) salaries are allocated to economic development activity.

Mr. Pitcher briefly covered the budgets and gave highlights for Financial Services, including Administration, Purchasing Services, Information Technology, Utility Customer Service, and Parking Violation Collection.

Council Member Beatty-Hansen left the meeting at 8:35 p.m.

**Conclusion.** City Manager Steve Schainker pointed out to the Council that Budget Officer Nancy Masteller had provided them a summary of the budget decisions that will need to be made at the Budget Wrap-Up session to be held on February 11, 2020. He reviewed what amendments to the FY 2019/20 Adjusted Budget would be needed as well as proposed amendments to the FY 2020/21 Budget. Supporting information for each of the items was also provided to the Council members.

**ADJOURNMENT:** Moved by Junck to adjourn at 8:37 p.m.

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Diane R. Voss, City Clerk

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John A. Haila, Mayor