

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

**AMES, IOWA**

**MAY 10, 2022**

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on May 10, 2022, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Gloria Betcher, Bronwyn Beatty-Hansen, Amber Corrieri, Tim Gartin, Rachel Junck, and Anita Rollins. *Ex officio* Member Bryce Garman was also present.

**PROCLAMATION FOR “ECONOMIC DEVELOPMENT WEEK,” MAY 9 - 15, 2022:** Mayor Haila proclaimed the week of May 9 - May 15, 2022, as “Economic Development Week” in appreciation of all that the City’s partners in the economic development field do to make the City of Ames the vibrant and thriving community it is today.

Accepting the Proclamation was Dylan Kline, Ames Chamber of Commerce and Economic Development Director of Business Development. He stated that Ames, Iowa, has fantastic opportunities for economic development. Mr. Kline noted that a debt of gratitude is owed to the Mayor and City Council, the City Manager’s Office, all the community business partners, Iowa State University, and all the citizens of Ames. Economic Development opportunities would not be available without the support from all angles of the Ames community.

**PROCLAMATION FOR “NATIONAL PUBLIC WORKS WEEK,” MAY 15-21, 2022:** May 15-21, 2022, was proclaimed as “National Public Works Week” by Mayor Haila. He urged all people to join with representatives of the American Public Works Association and government agencies in paying tribute to the public works professionals, engineers, managers, and employees, and to recognize the substantial contributions they make to protecting the national health, safety, and quality of life.

Accepting the Proclamation on behalf of the City of Ames Public Works Department were Public Works Director John Joiner and Municipal Engineer Tracy Peterson. Director Joiner thanked the Mayor and Council for helping celebrate “National Public Works Week,” as well as the hard work and dedication Public Works employees put in across the organization.

**PROCLAMATION FOR “MENTAL HEALTH AWARENESS MONTH,” MAY 2022:** The month of May 2022 was proclaimed as “Mental Health Awareness Month.” Mayor Haila called upon the citizens of the community to help raise awareness of the importance of good mental health to the overall health of the community.

Accepting the Proclamation was City of Ames Mental Health Advocate Julie Saxton. She thanked the Mayor and Council for recognizing May as “Mental Health Awareness Month,” and stated that one in four people will be diagnosed with a mental illness sometime in their lifetime. Mental illness does not discriminate as everyone is affected in some way, shape, or form. Ms. Saxton said that those present tonight with her were from various organizations, advocates, parents, and community members within various stages of recovery.

The Mayor explained that the reason there was a broad spectrum of people present for the Mental Health Proclamation was to illustrate the fact that mental health issues affect everybody. The City is working on some plans and strategies along with Iowa State University to work on the mental health stigma and to help find resources in the community.

**PROCLAMATION FOR “PEACE OFFICERS’ MEMORIAL DAY,” MAY 15, 2022:** The Mayor proclaimed May 15, 2022, as “Peace Officers’ Memorial Day” in honor of the federal, state, and municipal officers who have been killed or disabled in the line of duty. This is done in recognition of the service given by the men and women who, night and day, stand guard to protect the City through enforcement of laws.

Accepting the Proclamation was Commander Jason Tuttle. He thanked the Council and the Mayor on behalf of all the staff in the Ames Police Department for helping recognize “Police Week” and “Peace Officers’ Memorial Day.” He stated that the City of Ames Police Officers are dedicated and professional. Commander Tuttle thanked all the officers and detectives who were present for the Proclamation.

**PRESENTATION OF THE TERRY BIRD OUTSTANDING INVESTIGATION AWARD TO DETECTIVE ADI JOHNSON:** Police Chief Geoff Huff was present to give an award to an officer. Unfortunately, the Award is because of a tragedy: a loss of a human life. Chief Huff explained that the investigation ended with justice being done due to the hard work of one of the detectives. The case was difficult and complex, and it took years to solve. Detective Adi Johnson was recognized for her work.

The Terry Bird Outstanding Investigation Award was presented to Ms. Johnson for her diligence in solving a homicide. The investigation was a multi-year complex investigation, involving meticulous examination of both physical and digital evidence. The Award is presented to a member of the Department who is involved in a high-profile criminal investigation or a series of crimes in which performance was well above and beyond a normal investigation. Chief Huff stated that the crime was cleared as a result of the outstanding investigative work. Detective Johnson worked above and beyond on the criminal investigation providing justice for the victim and family with a conviction of murder in the first degree. A certificate and plaque were presented to Detective Johnson.

Mayor Haila announced that the Council was working off an Amended Agenda. City staff had added an item to the Consent Agenda to award a contract for Cemetery Mowing and Trimming to Pitts Lawn & Tree Service of Huxley, Iowa, in an amount not to exceed \$51,750. The Mayor also stated that if any member of the audience was interested in Item 33: Preliminary Plat for 5571 Hyde Avenue (Hayden’s Preserve), the developer had asked for this item to be pulled from the Agenda and deferred to the May 24, 2022, Agenda.

**CONSENT AGENDA:** Council Member Betcher requested to pull Item No. 20: Resolution approving preliminary plans and specifications for Demolition of the Old Water Treatment Plant;

setting June 15, 2022, as bid due date and June 28, 2022, as date of public hearing for further discussion. Council Member Gartin asked to pull Item No. 11: Requests from Ames Patriotic Council for Memorial Day Parade on Monday, May 30, 2022, due to a conflict of interest. Council Member Rollins requested to pull Item No. 17: Resolution approving the request to join the Mid-Iowa Planning Alliance through June 30, 2023, in the amount of \$12,455 to get more information.

Moved by Betcher, seconded by Corrieri, to approve the following items on the Consent Agenda.

1. Motion approving payment of claims
2. Motion approving Minutes of the Special Meeting of April 19, 2022, and Regular Meeting of April 26, 2022
3. Motion approving Report of Change Orders for period April 16 - 30, 2022
4. Motion certifying Civil Service candidates
5. Motion approving the renewal of the following Beer Permits, Wine Permits and Liquor Licenses:
  - a. Class C Liquor License with Sunday Sales - North Grand Cinema, 2801 Grand Avenue
  - b. Special Class C Liquor License with Outdoor Service - Octagon Center for the Arts, 427 Douglas Avenue, Pending Dram Shop Insurance
  - c. Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carryout Beer), and Sunday Sales - Casey's General Store #2298, 428 Lincoln Way
  - d. Class B Liquor License with Catering Privilege and Sunday Sales - Gateway Hotel and Conference Center, LLC, 2100 Green Hills Drive, Pending Dram Shop Insurance
6. Request from Community Choice Credit Union for The Parc Spring Kickoff event May 20 - 21, 2022:
  - a. RESOLUTION NO. 22-219 approving closure of the north 150 feet of the alley between Community Choice Credit Union and the Food Truck Parc
7. RESOLUTION NO. 22-220 in support of the Multimodal Project Discretionary Grant Program (MPDG) application
8. RESOLUTION NO. 22-221 approving three-year Lease extension for Welch Avenue Parking Lot T
9. RESOLUTION NO. 22-222 approving License Agreement between Ames Intermodal Facility and Ames Police Department
10. RESOLUTION NO. 22-223 approving revised Memorandum of Understanding between the City of Ames and Story County to comply with changes imposed by the State of Iowa regarding precinct and ward boundaries
11. Replacement of In-Car Computers and Equipment for Police Department:
  - a. RESOLUTION NO. 22-225 waiving Purchasing Policies and Procedures requirement for competitive bidding
  - b. RESOLUTION NO. 22-226 approving purchase of Panasonic Toughbook CF33s and associated modems with Keltek, Inc., of Baxter, Iowa, for the Police Department, in the amount of \$64,342.44
12. RESOLUTION NO. 22-227 approving preliminary plans and specifications for 2022/23 Right-of-Way Restoration (Turf Grass); setting June 8, 2022, as bid due date and June 14, 2022, as date of public hearing

13. RESOLUTION NO. 22-229 awarding contract to Hoglund Bus Company, of Marshalltown, Iowa, for purchase of two new 176" wheelbase low-floor Minibuses for CyRide in the amount of \$341,583
  14. RESOLUTION NO. 22-230 awarding contract for purchase of rock salt requirements for 2022/23 Ice Control Program to Independent Salt Co., of Kanopolis, Kansas, in the amount of \$79.50 per ton
  15. RESOLUTION NO. 22-231 awarding contract for Conduit Replacement at Southdale and Old Orchard Trailer Park for Electric Services to Communication Data Link of Grimes, Iowa, in the amount of \$76,640
  16. RESOLUTION NO. 22-232 awarding contract for FY 2022/23 Brass Products for Water Meter to Core & Main, of Grimes, Iowa, in accordance with unit prices bid
  17. RESOLUTION NO. 22-233 awarding contract for Cemetery Mowing and Trimming to Pitts Lawn & Tree Service of Huxley, Iowa, in an amount not to exceed \$51,750
  18. RESOLUTION NO. 22-234 approving contract and bond for 2022/23 Main Street Paver Replacement Program (Kellogg Avenue - Duff Avenue)
  19. RESOLUTION NO. 22-235 approving contract and bond for 2021/22 Shared Use Path Maintenance - Little Bluestem
  20. RESOLUTION NO. 22-236 approving contract and bond for 2020/21 Concrete Pavement Improvements Program (Ford Street, Bell Avenue, S. 17<sup>th</sup> Street, S. Kellogg Avenue)
  21. RESOLUTION NO. 22-237 approving Final Plat for Northridge Village Subdivision, Plat 1, and accept the Letter of Credit for modifications to on-site paving and landscaping
- Roll Call Vote: 6-0. Motions/Resolutions declared carried/adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**REQUESTS FROM AMES PATRIOTIC COUNCIL FOR THE MEMORIAL DAY PARADE ON MONDAY, MAY 30, 2022:** Moved by Betcher, seconded by Rollins, to approve the following:

1. Motion approving blanket Temporary Obstruction Permit for closed area
2. RESOLUTION NO. 22-215 approving closure of Pearle Avenue and 5th Street from east of Pearle Avenue through Clark Avenue intersection from 9:00 a.m. to 11:00 a.m. for parade line-up
3. RESOLUTION NO. 22-216 approving temporary closure of Clark Avenue from 5th Street to 9th Street from 10:30 a.m. to 11:00 a.m. for movement of parade
4. RESOLUTION NO. 22-217 approving temporary closure of 9th Street between Clark Avenue and Maxwell Avenue from 10:45 a.m. to 11:00 a.m. for movement of the parade
5. RESOLUTION NO. 22-218 approving temporary closure of 6th Street at Clark Avenue and Duff Avenue at 9th Street, as parade moves through those intersections

Roll Call Vote: 5-0-1. Voting Aye: Beatty-Hansen, Betcher, Corrieri, Junk, Rollins. Voting Nay: None. Abstaining due to Conflict of Interest: Gartin. Motion/Resolutions declared carried/adopted, signed by the Mayor, and hereby made a portion of these Minutes.

**APPROVING REQUEST TO JOIN THE MID-IOWA PLANNING ALLIANCE THROUGH JUNE 30, 2023, IN THE AMOUNT OF \$12, 455:** Council Member Rollins said that she had requested to pull this item as she wanted to have more information about this new opportunity to join

the Mid-Iowa Planning Alliance. City Manager Steve Schainker explained that the City Council referred a letter from the newly formed Mid-Iowa Planning Alliance for Community Development (MIPA) to staff. MIPA is a non-profit organization dedicated to supporting communities in Boone, Dallas, Jasper, Marion, Polk, Story, and Warren Counties. The Des Moines Area Planning Organization is going to be the administrator of the Program. Some of the benefits that MIPA offers are: 1) Knowledge of potential grant opportunities; 2) Grant writing and grant administration services; 3) Help prepare Comprehensive Plans or Zoning Ordinance updates; and, 4) City projects incorporated into a regional Comprehensive Economic Development Strategy of an Economic Development District like MIPA should improve the competitiveness of the City's federal grant applications. Mr. Schainker said that in the past he had been leery of recommending the City join some of the Metropolitan Planning Organizations because many times the City of Ames went up against bigger cities for grant opportunities and lost out on some funding due to not having the numbers needed; however, Mr. Schainker was assured that MIPA was not like that. The service was offered to the City as of April 1, 2022, through June 30, 2023, with a membership fee of \$0.15 per capita (based on the census), for a total cost of \$12,455. He felt that MIPA would be good to join as a test case for a year to see if it will be beneficial. The funds were not budgeted to join MIPA; therefore, Mr. Schainker recommended that funding come from the City Council's Contingency account.

Moved by Rollins, seconded by Corrieri, to adopt RESOLUTION NO. 22-224 approving the request to join the Mid-Iowa Planning Alliance through June 30, 2023, in the amount of \$12,455.

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

**DEMOLITION OF THE OLD WATER TREATMENT PLANT:** Council Member Betcher stated she was interested to know if there was going to be any outreach done regarding the demolition of the Water Plant. She commented that there are a lot of citizens in her Ward who live close to the area. City Manager Steve Schainker mentioned that when the project came up there was a lot of outreach done to inform the surrounding residents that the demolition would be coming. Even though residents were previously informed, staff will be going door-to-door with flyers giving them updates on the project. Mr. Schainker believed the contract work would be from 7:00 a.m. to 7:00 p.m. during the week, no work on Sundays, and possible work on Saturdays.

Moved by Betcher, seconded by Junck, to adopt RESOLUTION NO. 22-228 approving the preliminary plans and specifications for Demolition of the Old Water Treatment Plant; setting June 15, 2022, as bid due date and June 28, 2022, as date of public hearing.

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

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

Richard Deyo, 505-8th Street, #2, Ames, mentioned that he would like to speak during Council Comments instead of Public Forum as he has a lot to say. The Mayor reminded Mr. Deyo that the

Council Comments section is reserved for those elected to City Council and it will remain that way.

Anthony Brock, 2359-210<sup>th</sup> Street, Ames, said that he and his wife had lived in Rochester, Minnesota, for over 40 years and decided to move to Ames after they retired. He noted that he is in the process of getting a bridge built over Onion Creek in order to get access to farmland. He mentioned that his great-grandfather owned the farm and each generation has farmed the area. Mr. Brock stated he would like to keep their property as Agricultural. He noted that David Lynch and he have spoken as they both live in the Ames Urban Fringe Area. Mr. Lynch and his deceased father have been farming on a cash/rent basis for over 60 years and the land is parceled up. Mr. Brock would like to re-parcel some of his land to keep farming the parcels, but there is a land-lock situation of parcels to the north of his farm. Mr. Brock said he is hoping his request will be placed on a future City Council Agenda for discussion. He would like to parcel off around seven acres and it would fit well with the other rural housing in the area. Mr. Brock stated they are committed to keeping 80 acres for agricultural use. He had gone through the DNR and Corp of Engineers to get the bridge placed on his property.

The Mayor closed public forum when no one else came forward to speak.

**PROJECT UPDATE REGARDING INDOOR AQUATIC CENTER:** Parks and Recreation Director Keith Abraham noted that there was a lot of information in the Staff Report, but he wanted to give a brief overview. The first item that was addressed in the Report was the project cost estimate. In August 2021, Stecker Harmsen gave an estimate for building the Indoor Aquatic Center of just under \$30.2 million. Staff asked Stecker Harmsen to update the estimate in April 2022; and that estimate came out to \$32.6 million. Director Abraham reminded the Council that the City had budgeted \$31 million for the Project, which will bring the total project cost to be over by roughly \$1.5 million. Considering this information, staff proposed a different approach to determine the budget for the project. It was noted that the priority with this approach is to construct an Indoor Aquatic Center with the east addition being bid as an Add Alternate. If funding is available when contracts are awarded to add the east addition, Council can do so.

On January 25, 2022, City Council directed staff to issue a Request for Proposals (RFP) for Construction Management Services for the design and construction of the Fitch Family Indoor Aquatic Center. Four firms submitted RFP responses and were evaluated by City staff. Based on the RFP evaluation scores, Story Construction and Henkel Construction were brought in for an interview on March 21, 2022. Director Abraham stated that Story Construction came out as the top firm for the Construction Management Services and staff had elected to have further conversations with Story Construction to finalize the terms of a contract. It was mentioned that Story Construction's RFP did come with a higher cost than Henkel Construction; however, for this type of contract, the City is not required to hire the low bidder. Instead, the City may award a contract to the company it determines will best provide the services requested.

Director Abraham noted that staff has continued to work with the Iowa Department of Transportation (IDOT) to purchase its property at 122 North Oak. Their appraisal concluded that the market value

of the property as of October 4, 2021, was \$2.9 million. Staff is working with the IDOT as to when the City can take possession of the property. After the City submits an Offer to Buy, the City will receive a letter within several days indicating that the offer has been accepted, and once accepted, the City would transfer the payment to the state no later than October 1, 2022. The property would be conveyed by State Land Patent, which could take up to 45 days. It was noted that the Offer to Buy will include language regarding a Mutually Beneficial Lease. The Lease will allow the City to treat the property as its own until the State Land Patent is issued. Director Abraham indicated that the City had retained a contractor, Impact7G, to complete an environmental analysis of the property. The analysis included: 1) Environment Site Assessment (ESA); 2) Asbestos containing material inspection - north annex; 3) Asbestos containing material inspection - Conference Center; 4) Hazardous material inventory; 5) Ground penetrating radar survey; 6) Geotech report; and, 7) limited subsurface investigation report. Staff requested additional time to review the Report and confer with environmental and construction experts regarding the implications of the findings.

Mayor Haila asked to clarify that the base bid was the aquatic component and the whole project is not in jeopardy, but only additional features that the Council had wanted to add. Director Abraham confirmed that was correct.

Council Member Gartin wanted to know if Henkel Construction also used the LEAN manufacturing process that Story Construction utilizes. Director Abraham stated it is not the same process, but it is a lot of the same components/concepts.

Council Member Betcher questioned how the City would factor in the cost assessment if the environmental study would need to be continued. She mentioned that the IDOT would not have any responsibility for cleaning up anything if the City found any issues. Ms. Betcher indicated that there could be the potential for ongoing costs if the City found any environmental issues. Director Abraham noted that the City did include the water table into the building construction of the cost estimate. The water table is showing at seven to ten feet below the surface in various areas, which would have the City doing something different with the footings for the foundation. Money has also been included in the budget to include additional expenses for the footings; however, the unknown would be if there were any contaminants. Staff is still trying to obtain answers to those types of questions. City Manager Steve Schainker said that the appraisal is based on no environmental issues (clean site) and if something is found, staff will go back to the IDOT and ask that a new appraisal be done or to credit the City back for its work to correct any problems. He mentioned that it is something that will be negotiated later.

Moved by Betcher, seconded by Beatty-Hansen, to bid the east addition as an Add Alternate and focus on building a quality indoor aquatic center.

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

Council Member Corrieri said that the Henkel Construction bid was lower than Story Construction, but wanted to know if staff had spoken with Henkel Construction about the differences in the pre-construction assistance, to make sure due diligence was done. Director Abraham indicated that after

the interviews, staff had come up with a list of questions regarding costs, different approaches, etc., and follow-up information was asked regarding those questions, but he did not believe any conversations were had in relation to pre-construction services. City Manager Schainker mentioned that there was a question about the cost of pre-construction. Director Abraham mentioned that the cost of pre-construction was part of the base bid, and Henkel Construction was \$39,000 for pre-construction services, while Story Construction was \$131,000. Through the presentations and the materials provided, it was clear to staff that Story Construction is a lot more involved with preconstruction services.

Council Member Rollins asked if there was a difference in experience with constructing a pool. Director Abraham noted that Henkel Construction had experience with outdoor pools only and Story Construction had experience with indoor and outdoor pools. Story Construction also had Construction Manager experience. Mr. Schainker said that these decisions are always difficult as the City appreciates both construction companies.

Moved by Gartin, seconded by Beatty-Hansen, to finalize a contract with Story Construction as a Construction Manager.

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

Moved by Beatty-Hansen, seconded by Rollins, to direct staff to wait on submitting an Offer to Buy until environmental experts can be consulted to clarify the report findings and determine whether further testing or mitigation efforts will be required to ensure the safety of patrons and staff occupying the future facility.

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

**DOWNTOWN PLAZA PLANS AND SPECIFICATIONS:** Parks and Recreation Director Keith Abraham indicated that it was being recommended to award a contract to Henkel Construction for the Downtown Plaza. He said he wanted to point out a few items from the Staff Report. Director Abraham pointed out that the Engineer's Estimate for just the base bid was just over \$3.6 million, and the project low bid came in at just over \$4.6 million, which is about \$1 million over budget. The total project cost with the low base bid came to \$5,514,600; however, the City only has funding for \$4,555,121, which leaves a funding shortfall of \$959,479. Staff looked at project modifications and Fleet Services Director Corey Mellies has been having conversations with Henkel Construction regarding value engineering. The discussions resulted in three lists of project modifications. They were: 1) a list of potential changes to construction contract project components that staff recommends pursuing (including Add Alternate #2); 2) A list of potential changes to non-construction contract project components that staff recommends pursuing; and, 3) a list of potential changes to project components that staff does not recommend pursuing. Director Abraham explained that staff was able to come up with some recommended changes, which equaled a cost reduction of \$144,900 in construction contract cost changes and \$74,000 in non-construction contract cost changes. This was an overall reduction of \$218,900. The project funding shortfall would; therefore, be \$740,579 and staff recommended that if the Council wished to cover the shortfall, funding from the Council Priorities Fund could be used. Director Abraham stated staff recommends approving

Alternative 1 which is to: 1) Approve adding Add Alternate #2, PCC Color Band, in the amount of \$14,000; 2) Approve Change Order items, reflecting \$158,900 in contract deductions as recommended by City staff; 3) Approve the Non-Construction Contract changes recommended by City staff, which results in a net decrease of \$74,000 in project expenses; 4) Authorize the use of the available balance in the Council Priorities Fund to cover the shortfall of the project; and 5) Bring back the official Change Order with the Contract and Bond for approval.

Council Member Rollins asked about the possibility of phasing some of the components instead of doing it all at once. Director Abraham noted that staff could phase in the art wall, signature art piece, or the swinging benches.

City Manager Steve Schainker asked Director Abraham to mention a few items that have been built into the budget, but may change in the future. Director Abraham explained that there were two items where staff is still working on obtaining more information. Henkel Construction had indicated that the pre-cast panels are hard to obtain, and those items may not be available until March 2023, which would really hamper the rest of the project. Staff is looking at an alternative of having cast in place, but didn't have enough information yet. The second item was converting the chiller to a self-contained chiller unit. Staff has been unable to obtain further details regarding this type of chiller unit, and further evaluation would need to take place regarding how such a unit would be situated on the site.

Council Member Betcher asked what the process would be for the Council to keep the items that were removed as "alive" to have them phased in later. Director Abraham mentioned that one avenue would be during the Capital Improvement Plan (CIP) process. Mr. Schainker said staff could look at the project itself as there may be some contingencies once the project is done. Ms. Betcher commented that she was afraid that the art will be left out and the Council is trying to support more of the arts in the community.

Mayor Haila asked what kind of site lighting was going to be provided. The Mayor said he asked because one of the items that was selected to not be awarded was the column lighting. It was further asked if the column lighting was ornamental only or would it provide additional lighting to other areas besides the walkways. Director Abraham said that the column lighting could be removed as there is other area lighting; the column lighting was more for aesthetics. Mayor Haila asked if conduit could be added during project construction; that way when funding becomes available, these columns could be added. Director Abraham mentioned that is something that could be discussed further with Henkel Construction. It was mentioned if the Council wanted to add the conduit; a Change Order could be issued to include it.

Mayor Haila opened public input.

Jeff Pearson, 3157 Stagecoach Road, Ames, said he was an Estimator with Henkel Construction and he appreciated staff working with them to make sure the City's project comes up feasible. He mentioned that a lot of Henkel Construction's staff lives in Ames and the Downtown Plaza is going

to be a nice addition to the City.

Public input was closed by Mayor Haila when no one else came forward to speak.

Moved by Gartin, seconded by Rollins, to explore having conduit added throughout the Downtown Plaza for future use.

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

Moved by Gartin, seconded by Betcher, to approve Alternative 1, which is to approve the following:

1. Approve adding Add Alternate #2: PCC Color Band in the amount of \$14,000.
2. Approve Change Order items reflecting \$158,900 in contract deductions as recommended by City staff.
3. Approve the non-construction contract changes recommended by City staff, which will result in a net decrease of \$74,000 in project expenses.
4. Authorize the use of the available balance of the Council Priorities Fund to cover the shortfall of the project.
5. Bring back the official change order with the contract and bond for approval

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

**NEIGHBORHOOD IMPROVEMENT PROGRAM GRANT TO ROOSEVELT NEIGHBORHOOD ASSOCIATION FOR A POLLINATOR POCKET GARDEN AT 10<sup>TH</sup> AND ROOSEVELT:** Mary Ann Grapp, 1004-9th Street, Ames, said she was a member of the Roosevelt Neighborhood and is co-chair of their Neighborhood Association. The Association met last Fall and brainstormed ideas on how to unify the neighborhood. It was decided to request funding from the City of Ames to establish a Pollinator Pocket Garden at the corner of 10<sup>th</sup> Street and Roosevelt Avenue, which is in the northeast corner of Roosevelt Park. Ms. Grapp stated that the Association has the full support of the Friends of Roosevelt Park and did consult with Parks and Recreation Facility Supervisor Joshua Thompson, who gave his preliminary blessing for the Plan. She explained the Association has about 50 households that were ready to roll-up their sleeves and open their wallets to help support the project. Ms. Grapp said it was the hope that the project would be approved as they have tentatively set a date of June 18 to begin work.

Council Member Gartin asked Ms. Grapp if there had been any opposition to the project. Ms. Grapp indicated that there was only one person who was concerned about bees with the Park next door. She explained that the plants they had chosen may attract some bees, but mostly butterflies. They also made sure when they picked out plants to check the growth height as they did not want to cause any vision problems for traffic.

Council Member Betcher asked if the design would all be soft-scape. Ms. Grapp stated it would mainly be soft-scape, but a small three-foot-wide pathway will be added along with three peace poles. It was the hope to have the project completed by July 2022.

Moved by Junck, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 22-238 approving the Neighborhood Improvement Program Grant to Roosevelt Neighborhood Association for a Pollinator Pocket Garden at 10<sup>th</sup> and Roosevelt.

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

**DOWNTOWN FACADE GRANT:** City Planner Benjamin Campbell explained that the application received was for a two-story building at 410 Douglas Avenue known as the Pantorium, which was acquired by the Ames History Museum. The History Museum will be expanding to the building and a new front entrance to the Museum will be through the Douglas Avenue facade of the Pantorium. The request is for the replacement of the second-story windows. The applicant intends to replace these windows with five windows, as originally constructed, and the new windows will not have the decorative muntins. Along with replacing the second-story windows, the Pantorium sign will be restored, the masonry will be repaired and cleaned, and new doors will be installed. The amount eligible for the grant is \$10,335.50.

The Mayor opened public input and closed it when no one came forward to speak.

Moved by Betcher, seconded by Junck, to adopt RESOLUTION NO. 22-239 approving the Downtown Facade Improvement Grant for 410 Douglas Avenue for up to \$10,335.50 of the \$20,671.07 in estimated eligible costs for the second-story window replacement.

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

**PRELIMINARY PLAT FOR 5571 HYDE AVENUE (HAYDEN'S PRESERVE), SUBJECT TO CONDITIONS:** The Mayor mentioned that this item was pulled per the request of the developer, and it will be moved to the May 24, 2022, City Council Agenda.

**2516 LINCOLN WAY DEVELOPMENT PROJECT:** Mayor Haila noted that staff had requested to delay the resolution approving the Storm Drain Easement until the May 24, 2022, meeting; therefore, only the Zoning Text Amendment would be discussed.

City Planner Julie Gould stated that the CSC (Campustown Service Center) Zoning District does have a requirement that 50% of all facades be clay brick. The City does allow an amount to be removed from window transparency and doors. The property owner, F F & F of Ames, LLC, had submitted a Minor Site Development Plan application for a two-story bar and restaurant to be constructed at 2516 Lincoln Way. The Plan does meet CSC standards on the north side (front of the building), west side (patio), and the south side. The property owner is asking for staff to approve a Zoning Text Amendment to modify the 50% per facade requirement to 50% of the entire building. In this situation, the developer is building at the zero-lot line on the east side next to the Mr. Burrito building. Some of the second story of the adjoining building would be visible and it would be hard to put in clay brick due to the way construction is done. Ms. Gould noted that the elevations shown on the overhead map were not finalized.

Council Member Gartin commented that he was happy to see a rendering showing that a building will be built in the open space. He wanted to know if there was a downside. Ms. Gould noted that if someone were driving east on Lincoln Way, they would be able to see the second story of the building, but nothing other than that.

Council Member Betcher asked with the zero-lot line on the east side, what kind of material would be possible. Ms. Gould mentioned that the developer had indicated it would be some type of precast material. Planning and Housing Director Kelly Diekmann said that per the letter, it would probably be concrete masonry units (CMU). Staff did bring up the option of doing a precast wall with clay brick attached, which would be acceptable, but due to the developer's schedule and the delay in getting a precast wall, the project would not be able to be completed this year.

Mayor Haila opened public input. After seeing no one come forward to speak, he closed public input.

The Mayor asked if there would be any unintended consequences that the Council should be aware of if they approve the Zoning Text Amendment. Ms. Gould stated that the CSC Zoning District does allow tall buildings, and if the Council approved the 50% brick requirement of the entire building, then there could be a large facade of some other type of material.

Council Member Beatty-Hansen asked about having language added to the Zoning Text Amendment to say that "on a wall that is visible a requirement..." Director Diekmann indicated that language would be problematic depending on certain scenarios. Ms. Beatty-Hansen asked about adding language regarding having a zero-lot line. Director Diekmann mentioned that it would be more controlled and could possibly work. Ms. Beatty-Hansen stated it may cause fewer unintended consequences in the future.

City Manager Steve Schainker asked about having a poured block that looked like brick. Director Diekmann said that would not work for this particular situation as they would not be able to pour that type of wall with the construction environment at this location. Mr. Diekmann explained there are poured concrete products that can be formed to have a brick appearance. Ms. Gould mentioned that the developer had shown that type of example to staff, but had to tell them "no" as it was not clay brick. Director Diekmann said that if the developer went that way, they would want to do that for all four walls. The developer would not want to change configurations on each wall as it may not be aesthetically pleasing.

The Mayor said that it is hard for Council to judge how it is going to look, but it would be shocking to see just plain gray blocks. He would like to see if there could be a compromise about getting some colored concrete blocks put in to soften the look.

Moved by Beatty-Hansen, seconded by Gartin, to direct staff to initiate a Zoning Text Amendment to allow flexibility on the 50% clay brick requirement in cases with zero-lot line conditions and considering visibility issues and other design aesthetics.

Council Member Gartin wanted to confirm that this motion would be for CSC only. It was confirmed that that was correct.

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

**HEARING ON NUISANCE ASSESSMENTS:** The public hearing was opened and closed by Mayor Haila after no one came forward to speak.

Moved by Beatty-Hansen, seconded by Junck, to adopt RESOLUTION NO. 22-240 assessing costs of snow/ice removal and certifying assessments to the Story County Treasurer.

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

**HEARING ON REZONING OF 2105 DAYTON AVENUE FROM “A” (AGRICULTURAL) TO “GI” (GENERAL INDUSTRIAL):** City Planner Benjamin Campbell noted that the rezoning is with a Master Plan. The primary purpose of the Master Plan is to designate 11.57 acres in the northwest corner of the site as open space. The open space is more steeply sloped than the rest of the property, and contains timber, a man-made pond, and a small cemetery.

The Mayor opened the public hearing.

Matt Frank, 2811 Dayton Avenue, Ames, said his property is in the northwest corner of the 2105 Dayton Avenue property. He is in favor of the proposal and wanted to thank former Council Member Martin and Council Members Gartin and Rollins for answering all his questions along the way.

The public hearing was closed when no one else came forward to speak.

Moved by Betcher, seconded by Junck, to pass on first reading an ordinance rezoning 2105 Dayton Avenue from “A” (Agricultural) to “GI” (General Industrial).

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

**ORDINANCE REZONING WITH MASTER PLAN PROPERTY LOCATED AT 802 DELAWARE AVENUE FROM “RL” (RESIDENTIAL LOW-DENSITY) TO “RM” (RESIDENTIAL MEDIUM-DENSITY):** Moved by Betcher, seconded by Junck, to pass on second reading an ordinance rezoning with Master Plan a property located at 802 Delaware Avenue from “RL” (Residential Low-Density) to “RM” (Residential Medium-Density).

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

**ORDINANCE TO REDUCE FLAG LOT ACCESS WIDTH IN THE GENERAL INDUSTRIAL ZONING DISTRICT:** Moved by Gartin, seconded by Betcher, to pass on second reading an ordinance reducing flag lot access width in the General Industrial Zoning District.

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

**ORDINANCE ADJUSTING STORMWATER UTILITY RATES, EFFECTIVE JULY 1, 2022:** Moved by Betcher, seconded by Junck, to pass on second reading an ordinance adjusting the stormwater utility rates, effective July 1, 2022.

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

**ORDINANCE INCREASING SEWER RATES BY 5%, EFFECTIVE JULY 1, 2022:** Moved by Rollins, seconded by Junck, to pass on second reading an ordinance increasing sewer rates by 5%, effective July 1, 2022.

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

**3210 CEDAR LANE:** Mayor Haila opened the public hearing. It was closed when no one came forward to speak.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 22-241 approving the Zoning Agreement for 3210 Cedar Lane.

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

Moved by Betcher, seconded by Gartin, to pass on third reading and adopt ORDINANCE NO. 4462 rezoning 3210 Cedar Lane from Agricultural (A) to Floating Suburban - Residential Low Density (FS-RL) with a Planned Unit Development (PUD) Overlay and Master Plan.

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

**DISPOSITIONS OF COMMUNICATIONS TO COUNCIL:** The Mayor mentioned that there was only one item to discuss. It was a letter from Joseph B. Wallace, Attorney at Law, requesting the subdivision of 6.5 acres of land at 2359-210<sup>th</sup> Street for Residential Use.

Moved by Beatty-Hansen, seconded by Junck, to get a memo from staff regarding Mr. Wallace's letter requesting to subdivide 6.5 acres of land at 2359-210<sup>th</sup> Street.

Vote on Motion: 5-0-1. Voting Aye: Beatty-Hansen, Betcher, Corrieri, Junck, Rollins. Voting Nay: None. Abstaining Due to Conflict of Interest: Gartin. Motion declared carried.

**COUNCIL COMMENTS:** Council Member Betcher noted it was finals week at Iowa State University and wanted to wish all the students well after they graduate.

Council Member Gartin mentioned that he had previously asked the Council about contacting Iowa State University to gauge its interest in some type of "partnership" regarding Peggy's Trail and Reactor Woods. He felt there was a wonderful possibility of incorporating the park space into the family of Ames parks.

Moved by Gartin, seconded by Junck, to direct staff to contact Iowa State University to have preliminary discussions about developing a partnership for Peggy's Trail and Reactor Woods.

The Mayor asked what a partnership with ISU would look like. Mr. Gartin noted that he left the motion ambiguous as he would like to have a conversation only to gauge if there was any interest. The Mayor said that the Parks and Recreation Department has multiple projects happening right now. Mr. Gartin commented that he wanted to be very respectful of staff's priorities, and once there is some indication that ISU is interested in doing something with the City, staff can come back and give some guidance. He said the area is a 200-acre park that is not public at this time.

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

Council Member Rollins mentioned the Asian American and Pacific Islander Heritage celebration held a wonderful program last weekend and the Ames Human Relations Commission was a partner for the event. She was excited to see the Program and learn more about their heritage.

Council Member Junck congratulated all ISU students graduating soon. She wanted to mention that the Ames Convention and Visitors Bureau rebrand kick-off will be starting this week, and she is excited to see what is going to be done.

Council Member Beatty-Hansen reminded everyone that next week is the "Bike to Work Week" and there will be a breakfast in front of City Hall on Monday, May 16, 2022, and then the Mayor's Bike ride on Saturday, May 21, 2022, at 9:00 a.m. starting at City Hall.

**ADJOURNMENT:** Moved by Betcher, seconded by Junck, to adjourn the meeting at 8:10 p.m.  
Vote on Motion: 6-0. Motion declared carried unanimously.

---

Amy L. Colwell, Deputy City Clerk

---

John A. Haila, Mayor

---

Diane R. Voss, City Clerk