

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

AMES, IOWA

MAY 24, 2022

**AMES AREA METROPOLITAN PLANNING ORGANIZATION (AAMPO)
TRANSPORTATION POLICY COMMITTEE MEETING**

CALL TO ORDER: The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor and voting member John Haila at 6:00 p.m. on the 24th day of May, 2022. Other voting members present were: Bronwyn Beatty-Hansen, City of Ames; Gloria Betcher, City of Ames; Tim Gartin, City of Ames; Rachel Junck, City of Ames; Anita Rollins, City of Ames; Linda Murken, Story County Supervisor; Jon Popp, Mayor of Gilbert; and Bill Zinnel, Boone County Supervisor. Amber Corrieri, City of Ames and Jacob Ludwig, Transit Board were absent.

DRAFT FFY 2023-2026 TRANSPORTATION IMPROVEMENT PROGRAM AND SETTING JULY 12, 2022, AS THE DATE OF PUBLIC HEARING: Transportation Planner Kyle Thompson said that the Transportation Improvement Program (TIP) is a document that the Metropolitan Planning Organization (MPO) updates annually. The TIP includes four years of programming for transportation projects that utilize federal funding or are regionally significant. All the projects must conform to the 2045 Metropolitan Transportation Plan and regional planning goals. All transportation projects must be listed in the TIP before any federal funding can be accessed. Mr. Thompson explained that the update tonight is for the FFY 2023-2026, and while the TIP does include projects that are receiving funds originating from any federal grant program, the MPO does manage the regional funding as part of the Surface Transportation Block Grant (STBG) and the Transportation Alternative Program (TAP). Every spring the MPO distributes regional applications for the STBG and TAP, and this year three applications were received. One application was received from the City of Ames (Bloomington Road Pavement Improvements) for the STBG funding in the amount of \$1.4 million for FFY 2026. The second application received was from CyRide (Vehicle Replacement) for \$225,000 in STBG funding for FFY 2026. The last application received was from the City of Ames (S. Dayton Avenue Path) for \$520,000 in TAP funding for FFY 2026. The recommendation from staff and the MPO Technical Committee was to fully award the requested amounts. Mr. Thompson said if anyone wanted to see a map and full list of all the programs in the TIP, they are shown on Page 21 of the Draft FFY 2023-2026 Transportation Improvement Program document. The next step would be to hold a public input session on May 25, 2022; the public comment period will be open until June 30, 2022.

Council Member Beatty-Hansen said that climate was addressed a little bit in the draft. She asked that, as the Council moves forward with the Climate Action Plan, to think about how the Plan can be incorporated further into next year's draft. Mr. Thompson explained that the MPO's support of the Climate Action Plan will be handled more in the Work Program than the TIP. The TIP mainly shows what projects are going to be federally funded within the next four years.

Moved by Murken, seconded by Junck, to approve the Draft FFY 2023-2026 Transportation Improvement Program and set July 12, 2022, as the date of public hearing.

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

HEARING ON FY 2023 TRANSPORTATION PLANNING WORK PROGRAM (TPWP):

Transportation Planner Kyle Thompson noted that this is the same Program that the Council had seen in March 2022. Staff had addressed all the minor comments that were received from the Iowa Department of Transportation. There were not any comments from the public. The final TPWP is due to the state and federal partners by June 1, 2022.

Chairperson Haila opened the public hearing. It was closed when no one came forward to speak.

Moved by Betcher, seconded by Zinnel, to adopt RESOLUTION NO. 22-242 approving the Final FY 2023 Transportation Planning Work Program for submission to the Iowa Department of Transportation.

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

HEARING ON AMENDMENT TO THE FFY 2022-2025 TRANSPORTATION IMPROVEMENT PROGRAM (TIP):

Transportation Planner Kyle Thompson said the Amendment was to reallocate some Transportation Alternative Program (TAP) funding towards the Ioway Creek Trail project along with adjusting the project limits and incorporating some CyRide projects to receive their Iowa Clean Air Attainment Program (ICAAP) funding. No public comments were received during the public comment period.

The public hearing was opened by Chairperson Haila and closed when no one came forward to speak.

Moved by Beatty-Hansen, seconded by Murken, to approve the Amendment to the FFY 2022-2025 Transportation Improvement Program.

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

POLICY COMMITTEE COMMENTS: No comments were made.

ADJOURNMENT: Moved by Beatty-Hansen, seconded by Betcher, to adjourn the Ames Area Metropolitan Planning Organization Transportation Policy Committee meeting at 6:07 p.m.

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

REGULAR MEETING OF THE AMES CITY COUNCIL

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:09 p.m. on May 24, 2022, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Gloria Betcher, Bronwyn Beatty-Hansen, Tim Gartin, Rachel Junck, and Anita Rollins. *Ex officio* Member Bryce Garman was also present. Council Member Amber Corrieri was absent.

CONSENT AGENDA: Moved by Betcher, seconded by Junck, to approve the following items on the Consent Agenda.

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of City Council held May 10, 2022
3. Motion approving Report of Change Orders for period May 1 - 15, 2022
4. Motion approving ownership change for Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carryout Beer) and Sunday Sales - Kum & Go #200, 4510 Mortensen Road
5. Motion approving ownership change for Class C Liquor License with Class B Wine Permit, Class C Beer Permit (Carryout Beer) and Sunday Sales - Kum & Go #216, 203 Welch Ave
6. Motion approving new 6-month Class C Liquor License with Outdoor Service and Sunday Sales- Wasabi Ames, 926 S. 16th Street
7. Motion approving the renewal of the following Beer Permits, Wine Permits and Liquor Licenses:
 - a. Class C Liquor License with Catering Privilege, Class B Wine Permit, Outdoor Service, and Sunday Sales - Della Viti, 323 Main Street #102
 - b. Class C Liquor License with Outdoor Service and Sunday Sales - Old Chicago Pizza and Taproom, 1620 South Kellogg Avenue
 - c. Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carryout Beer), and Sunday Sales - Casey's General Store #2560, 3020 South Duff Avenue
 - d. Class A Liquor License with Outdoor Service and Sunday Sales - Green Hills Residents' Association, 2200 Hamilton Drive Suite 100, Pending Dram Shop Insurance
 - e. Class E Liquor License with Sunday Sales - MMDG Spirits, 126A Welch Avenue
 - f. Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carryout Beer), Sunday Sales - Kum & Go #200, 4510 Mortensen Road
 - g. Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carryout Beer), Sunday Sales - Kum & Go #216, 203 Welch Avenue
 - h. Special Class C Liquor License with Class B Wine Permit, Outdoor Service and Sunday Sales - Wheatsfield Cooperative, 413 Northwestern,
8. RESOLUTION NO. 22-243 adopting Fee Schedule for FY 2022-23
9. RESOLUTION NO. 22-244 approving revisions to ASSET Policies and Procedures
10. RESOLUTION NO. 22-245 approving appointment of Aspen Pflanz to Planning and Zoning Commission
11. RESOLUTION NO. 22-246 approving appointment of James Blickensdorf to Planning and Zoning Commission as of July 1, 2022
12. RESOLUTION NO. 22-247 designating Police Chief Geoff Huff as the City's Alternate representative on StoryComm's Board of Directors
13. RESOLUTION NO. 22-248 approving deaccession of eight Dahlquist light columns on Main Street
14. RESOLUTION NO. 22-249 approving Amended 28E Agreement for the Headwaters of the South Skunk River Watershed Management Authority

15. RESOLUTION NO. 22-250 approving Hold Harmless Agreement between Iowa State Fire Marshal Fire Service Training Bureau and the City of Ames
16. RESOLUTION NO. 22-251 approving one year renewal of Agreement with UnityPoint Optimum Health Solutions for FY 2022/23 for Health Promotion Portal & Coaching Services in the amount of \$33,696
17. RESOLUTION NO. 22-252 approving contract renewal with Delta Dental of Iowa to provide administrative services for dental benefits effective July 1, 2022
18. RESOLUTION NO. 22-253 approving renewal Safety Services Contract with IAMU in an amount not to exceed \$138,600 for period July 1, 2022 through June 30, 2023
19. RESOLUTION NO. 22-254 approving extension of the Insurance Broker Services Agreement for Liability Insurance with Knapp Tedesco in the amount of \$38,000 for a period beginning July 1, 2022, through June 30, 2023
20. RESOLUTION NO. 22-255 accepting extension of Property Brokerage Agreement with Willis of Greater Kansas, Inc., for the period beginning July 1, 2022, through June 30, 2023, in the amount of \$50,000
21. RESOLUTION NO. 22-256 approving Lease Amendment with T-Mobile Central LLC for the installation and operation of a diesel generator set to serve T-Mobile's infrastructure located on and adjacent to the Bloomington Road Elevated Tank
22. RESOLUTION NO. 22-257 approving preliminary plans and specifications for 2020/21 Shared Use Path System Expansion - Vet Med Trail (S. 16th Street to S. Grand Avenue); setting June 21, 2022, as bid due date and June 28, 2022, as date of public hearing
23. RESOLUTION NO. 22-258 approving preliminary plans and specifications for 2020/21 and 2021/22 Intelligent Transportation System Program (Phases 1 and 2); setting June 21, 2022, as bid due date and June 28, 2022, as date of public hearing
24. RESOLUTION NO. 22-259 approving preliminary plans and specifications for 2021/22 Clear Water Diversion Program; setting June 22, 2022, as bid due date and June 28, 2022, as date of public hearing
25. RESOLUTION NO. 22-260 approving preliminary plans and specifications for 2017/18 Low Point Drainage Improvement - Almond Road (GW Carver Avenue & Bloomington Road); setting June 22, 2022, as bid due date and June 28, 2022, as date of public hearing
26. RESOLUTION NO. 22-261 awarding contract for Power Plant Valve Maintenance, Related Services and Supplies to Pioneer Industrial Corp., of Kansas City, Missouri, for hourly rates and unit prices bid, in an amount not to exceed \$115,000
27. RESOLUTION NO. 22-262 awarding contract to Wesco Distribution, of Des Moines, Iowa, for Aluminum Cable for Electric Services Department in the amount of \$109,461 (inclusive of Iowa sales tax)
28. RESOLUTION NO. 22-263 approving contract and bond for 2021/22 Arterial Street Pavement Improvements (North Dakota Avenue and Ontario Street)
29. RESOLUTION NO. 22-264 approving partial completion of public improvements and reducing security for Crane Farm Subdivision, 6th Addition
30. RESOLUTION NO. 22-265 approving partial completion of public improvements and reducing security for Domani Subdivision, 1st Addition

31. RESOLUTION NO. 22-266 approving partial completion of public improvements and reducing security for Sunset Ridge Subdivision, 10th Addition
32. RESOLUTION NO. 22-267 approving partial completion of public improvements and reducing security for Sunset Ridge Subdivision, 11th Addition
33. RESOLUTION NO. 22-268 approving completion of public improvements and releasing security for The Irons Subdivision
34. RESOLUTION NO. 22-269 approving completion of public improvements and releasing security for Hayden's Crossing, 1st Addition
35. RESOLUTION NO. 22-270 approving completion of public improvements and releasing security for Wheelock Corner Subdivision

Roll Call Vote: 5-0. Motions/Resolutions declared carried/adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PUBLIC FORUM: The Mayor opened Public Forum.

Richard Deyo, 505-8th Street, #2, Ames, said that at the May 10, 2022, City Council meeting, he had asked to speak during Council Comments and the Mayor had said "No." He then mentioned that during the meeting an Agenda item came up that he wanted to speak on and when he asked if public comment would be taken the Mayor had said there would not be any public comments. Mr. Deyo stated he talked with a few lawyers and was told that what the Mayor did was not "kosher." Mr. Deyo commented that he was not in a very good place right now.

When no one else came forward to speak, the Mayor closed Public Forum.

FY 2022-23 CONTRACTS WITH HUMAN SERVICES AGENCIES (ASSET): Assistant City Manager Deb Schildroth said that Human Services are part of the annual process for agencies to draw down funds beginning July 1, 2022, through June 30, 2023. Contracts were mailed to 24 agencies and all Contracts have been returned. An exception to this is the contract with The Bridge Home, which will be on a future City Council Agenda following a meeting with The Bridge Home to discuss service definitions and service delivery for FY 2022/23. Ms. Schildroth pointed out that the ASSET Board was asking to reserve \$11,652 in funding for housing service needs that may arise during FY 2022/23.

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

Council Member Gartin asked about the change in services in Beloit, Wisconsin, for Lutheran Social Services, and if the closing of that campus would affect the services from Lutheran Services in Iowa (LSI). Ms. Schildroth indicated that it did not affect any services that LSI requested through ASSET.

Moved by Gartin, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 22-271 approving the FY 2022-23 Contracts with Human Services agencies (ASSET).

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Betcher, seconded by Junck, to adopt RESOLUTION NO. 22-272 approving the City's unallocated funds as "reserve funds" in the amount of \$11,652.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

AMES ECONOMIC DEVELOPMENT COMMISSION: President and CEO of the Ames Chamber of Commerce and Ames Economic Development Commission (AEDC) Dan Culhane handed out to each Council Member a copy of the AEDC Annual Report. He mentioned that he has lived in the City of Ames for 16 years and the relationship between the City of Ames and the AEDC has been great. He said that the City of Ames has been going through a few rough times due to the pandemic and increasing costs, but people are still being active in the market. There has been activity in the Research Park, Prairie View Industrial Center, and on North Dayton Road. Mr. Culhane indicated there was also interest in Downtown. He noted that there was a long list of items that the AEDC is working on the Annual Report. A big undertaking that the AEDC did was help with the Indoor Aquatic Center as they raised over \$10.9 million for the Center. Mr. Culhane noted that the City of Ames was at risk of losing its Metropolitan Statistical Area (MSA) status, but he and Mayor Haila advocated for Ames to maintain its status. The MSA status puts the City on a broader list and gives the City more options for funding.

Mr. Culhane mentioned that the City was a finalist for a grant for the Prairie View Industrial Center, and unfortunately the City lost; however, the good news is the City is moving forward with getting infrastructure placed. He said the Prairie View Industrial Center will attract activity and tenants. Mr. Culhane noted that they are receiving one to two calls a week for the Prairie View Industrial Center because it is available: it has the railroad, it is close to the interstate, and close to Iowa State University. Another priority is small businesses and they had two new businesses recently: the English Bulldog Cigar Lounge and Bizzy's Boutique. Mr. Culhane indicated that available at the AEDC or on its website is a copy of the Minority Business Enterprises in Story County, which was first published 18 months ago. He said the toughest thing about updating the information is that it is self-reporting only.

Mr. Culhane stated that the workforce is a priority. Earlier today the unemployment rates for Iowa came out and the City of Ames is at 1.5%. He mentioned that the AEDC still continues to see a high volume of activity of businesses that want to relocate to Ames.

Council Member Gartin said there was a time when the City of Ames did not do a lot with Story County, but there had been a shift, and the area has grown with the partnership of the surrounding communities. Mr. Gartin mentioned that if there is something that the Council could do to help to let them know.

Council Member Betcher asked Mr. Culhane if there was any idea on how many minority-owned businesses there were in the community. Mr. Culhane indicated that he did not have that information.

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

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 22-273 approving a Contract with the Ames Economic Development Commission for Economic Development Activities from July 1, 2022, through June 30, 2023, in an amount not to exceed \$150,000.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

AMES DOWNTOWN PLAZA: Parks and Recreation Director Keith Abraham noted that he is bringing back everything that was discussed on May 10, 2022. The number of cuts ended up being \$1,000 more than at the last meeting and the conduit was added; however, the addition of the conduit will not cost anything additional.

Fleet Services Director Corey Mellies pointed out that all the Contracts, bonds, and Change Orders have been signed and received.

Public comment was opened by Mayor Haila, and when no one came forward to speak, it was closed.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 22-274 approving the final plans and specifications and awarding a Contract to Henkel Construction Company of Mason City, Iowa, in the amount of \$4,633,000.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Betcher seconded by Junck, to adopt RESOLUTION NO. 22-275 approving contract and bond for the Ames Downtown Plaza.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Beatty-Hansen, seconded by Rollins, to adopt RESOLUTION NO. 22-276 approving Change Order No. 1 to Henkel Construction Company for the Ames Downtown Plaza in the amount of \$159,900.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Rollins, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 22-277 approving the use of \$739,579 from the Council Priorities Fund to cover the shortfall on the project.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

The Mayor asked about the timing of the project. It was expected that construction would start in June 2022.

2022/23 REVISED PROPOSED DRAFT ANNUAL ACTION PLAN PROJECTS FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME PROGRAMS:

Housing Coordinator Vanessa Baker-Latimer wanted to update the Council as funding notification has been received from HUD. She stated she was a little taken back that there was a decrease of \$29,990 in Community Development Block Grant (CDBG) funds; however, there was an increase of \$54,968 in HOME funding. She explained that due to the changes in funds, the following changes were made: Staff proposed splitting the decrease equally and subtracted \$11,996 each from the Single-Family Housing Rehabilitation Program and the Acquisition/Slum and Blight activities. The Single-Family Housing Rehabilitation Program will now be at \$213,004 and the Acquisition/Slum and Blight will now be \$263,284. Ms. Baker-Latimer said that due to the additional HOME funds, the City was able to completely fund the \$1.8 million for new construction of multi-family LIHTC Assistance homes. She mentioned that a new Single-Family Home Construction Program in the amount of \$83,000 had been added.

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 22-278 approving the 2022/23 Revised Proposed Draft Annual Action Plan Projects for Community Development Block Grant (CDBG) and HOME Programs.

Roll Call Vote: 5-0. 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): City Planner Julie Gould said the first part of the Preliminary Plat for Hayden's Preserve is a Conservation Subdivision. It is a Conservation Subdivision because it is in the Ada Hayden Watershed, which adds an additional layer of stormwater review and a Stormwater Conservation Plan. In its entirety, Hayden's Preserve is a 170.33-acre parcel at 5571 Hyde Avenue (at the southwest corner of 190th Street and Hyde Avenue). Ms. Gould pointed out that the Preliminary Plat is for the eastern portion along Hyde Avenue and a little south of 190th Street. Final platting and development are anticipated to occur in two phases for the proposed Preliminary Plat area. The first phase will be the single-family residential area along Hyde Avenue. There will be a mix of 26 single-family detached lots and 30 single-family attached lots. The second phase will be on the west side of the creek and include two Convenience General Service (CGS) zoned lots and two FS-RM zoned lots. The approved Master Plan limits the FS-RM zoned area to a maximum of 192 units.

Ms. Gould indicated that there will be a few new streets in the development. A new street, Indigo Drive, will connect Hyde Avenue just south of the 190th Street and the Hyde Avenue intersection. Indigo Drive will serve as a collector street in the area and run the length of the development and terminate into Larkspur Drive. Leopold Drive will provide access from Hyde Avenue at the approximate midpoint of the single-family area and terminate at Indigo Drive. The final street, Larkspur Drive, will provide access from Hyde Avenue and terminate in a cul-de-sac on the west side of Indigo Drive.

There are 56 lots in the Preliminary Plat; however, Ms. Gould indicated that during the Planning and Zoning Commission meeting, 60 lots were presented. After the developer reviewed the storm sewer, it was found that it will need to have a large and deep storm sewer, and this prompted the developer to reduce the number of lots to allow room for the wide easement that will be needed. Ms. Gould

said the development will incorporate shared use paths in multiple locations. One will run the north-south length of the development along the west side of the internal spine road, Tilden Parkway, that intersects with 190th Street. A ten-foot shared use path will run along Hyde Avenue the length of the development. Per the terms of the Development Agreement, the developer will also extend the path south of the site to connect to improvements planned with Auburn Trail Subdivision. Also, specified within the Development Agreement is an east-west ten-foot paved trail that will run the width of the development in a designated green belt area. This path will need a bridge in order to cross the creek.

There are five outlots in the proposed Subdivision, which total 17.61 acres and will serve as conservation areas for wetland protection and stormwater conveyance, treatment and detention. These areas will include a conservation easement, as well as stormwater and surface water flowage easements, over the entire lot. The developer will be providing a unique, interactive aspect with the Conservation Plan. Their Plan has included educational opportunities related to native landscapes, both passive and instructor-led, for the homeowners within the development and the general public. Due to the sensitivity of the area, City Council directed the applicant and staff at the time of the Master Plan change to meet with representatives of the Friends of Ada Hayden to explain the stormwater management approach to the project. There was concurrence by all parties that the proposed approach was innovative in its design and the use of the wetlands and fore bays met with City standards. Ms. Gould indicated that there were three conditions for approval of the Preliminary Plat: 1) Prior to the Final Plat being submitted for approval there must be an updated Street Tree Plan; 2) Prior to approval of the improvement plans, there needs to be modifications to the taper lengths to meet SUDAS requirements; and 3) Finalize improvements and timing of the mid-block crossing trail connection crossing to Tilden Parkway with approval of the Final Plat.

Council Member Gartin noted that one concern that the Council had was the areas that drain into Ada Hayden and the importance of having Restrictive Covenants that limit what kind of lawn chemicals that could be used. He wanted to know if that would be part of the conversation with the developer. Ms. Gould indicated that it would be, and it is addressed in the Conservation Plan. Mr. Gartin noted that this was an exciting development and will be a great addition to the community.

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

Moved by Gartin, seconded by Junck, to approve the Preliminary Plat for Hayden's Preserve at 5571 Hyde Avenue with the following conditions: 1) Prior to the Final Plat the developer must submit an updated Street Tree Plan for approval; 2) Prior to approval of improvement plans, the developer needs to modify the taper lengths to meet SUDAS requirements; and, 3) Finalize improvements and timing of the mid-block crossing trail connection crossing to Tilden Parkway with approval of the Final Plat.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

CAMPUSTOWN FACADE GRANT PROGRAM AMENDMENT REGARDING APPLICATION DEADLINE: City Planner Julie Gould stated that the Council Action Form was

straightforward. She noted that the main change was to accept applications all year round instead of a couple times a year; however, annual advertising would still be done.

Council Member Gartin noted that it is not really a competitive process anymore due to the fact that they are not receiving that many applications.

The Mayor opened public input. It was closed when no one came forward to speak.

Moved by Gartin, seconded by Junck, to adopt RESOLUTION NO. 22-280 approving the Campustown Facade Grant Program Amendment regarding application deadline.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

DOWNTOWN FACADE GRANT PROGRAM REGARDING ELIGIBILITY FOR REHABILITATION OF HISTORICALLY SIGNIFICANT CHARACTER-DEFINING FEATURES: City Planner Benjamin Campbell said that staff hears from property owners every time postcard reminders are sent out regarding the Downtown Facade Program, but many are for maintenance, which is not part of the Program. Staff tried to set a balance with creating a new category for historically significant character defining features.

The Mayor asked if the backside or sides of the buildings were eligible or just facades. Mr. Campbell noted it was just the front facades.

Council Member Rollins noted that it was mentioned that there had been interest on an ongoing basis for historical features. She wanted to know if the funding would be enough to take care of the existing requests as well as any new ones that would address the historic rehabilitation. Mr. Campbell mentioned he was aware of a couple property owners who would like to apply for historic rehabilitation projects. He felt that even with increased prices there should be sufficient funding to cover projects.

Mayor asked if there was a definition of “maintenance” in the *Code*. Planning and Housing Director Kelly Diekmann explained that there were some descriptions in the Program (tuckpointing, replacing windows, etc.) that are considered maintenance and would not be covered unless someone was making corresponding improvements to the facade. Mr. Diekmann stated staff is asking for direction from the City Council. Staff will then take that direction and bring back the revised Program Guidelines for the Council to adopt at a future meeting.

Council Member Beatty-Hansen left the meeting at 7:02 p.m.

Council Member Gartin said he needed help distinguishing the difference between Option 1 and Option 2. Director Diekmann stated that Option 1 would be the most consistent with how the City operates right now. Option 2 gives the potential to give an applicant more money because they could be combining an historic rehabilitation project with other facade work. The main distinction would

be the total eligible dollar amount. Mr. Gartin mentioned that he was leaning towards Option 2 because \$15,000 is not going that far anymore and he liked some of the opportunities that Option 2 would provide.

Council Member Junck asked if there were certain facades or storefronts that would only have historic rehabilitation and not need the facade part. Director Diekmann said that The Octagon would be an example. Ms. Junck verified that The Octagon may not qualify under Option 2 if they did not have anything that qualifies. Director Diekmann said that was correct. He explained that Option 2 would be two grants: one for rehabilitation and one for “other” work.

Council Member Gartin stated that Council Member Junck brought up a good point, and at some point, the Council will need to have a conversation about the Facade Grant Program. He explained that there are only a finite number of properties and maybe the City has reached a point where the Council needs to re-envision the Program.

Council Member Betcher asked what the restrictions were on receiving the Grants. She asked if there was a limit on the number of grants an applicant could receive and was there a required time frame in between requests. Director Diekmann stated that the Program is intentionally divided into two periods of time. During the first period someone can only get one grant for the facade; however, if someone holds on to the grant and then reapplies in the Spring, someone could theoretically be awarded more money for an additional facade. Ms. Betcher felt that if the Council is thinking of the Downtown area as an Historic District, they should add value to those properties either through the improvements to the facades or through the improvements to historic materials and defining features. She wondered if there was a way to have a balance between Option 1 and Option 2 in order to have an applicant apply for one or the other or even both. Director Diekmann noted that he believed that Option 2 would be a good compromise as it is more flexible. Ms. Betcher commented that she was leaning towards Option 2 if it is defined that it could be the facade or historical rehabilitation or both.

Council Member Gartin stated that the Downtown Facade Grant Program has been going on for a long time and with the increased cost in building materials, the Council should consider increasing the amount awarded. Mr. Gartin asked Director Diekmann if he had any preliminary thoughts on modifying the amount awarded in light of increased construction costs. Director Diekmann said it would not be out of line to consider \$20,000 to \$25,000 as an award amount as it has been about 20 years since the Program was created. Mayor Haila pointed out that \$50,000 was in the Capital Improvements Plan for FY 2022/23. The Mayor said that the time to discuss the financial amounts would be during budget time.

Council Member Junck stated that Option 1 has historic rehabilitation eligible only for the second round of applications, whereas Option 2 said that historic rehabilitation applications would work for the first or the second round. She asked if someone could do a facade application, historic application, or both, and which ones would be eligible for the first round and which ones would be eligible for the second round of applications. Director Diekmann clarified that if the Council chose Option 2, it would allow for a rehab project to be a summer grant period application, and he would

need to know if that is what the Council wanted. He said that staff would need to know if the Council wanted the historic rehabilitation to be eligible in the first or second round, if it is eligible on its own, and what the dollar amount would be.

The Mayor opened public input.

Chuck Winkleblack, Hunziker Companies, 105 S. 16th Street, Ames, stated he had sent out an email to the Mayor and Council earlier today with some background information as to why he was supportive of the change to the current Facade Grant Program. He explained that the additional funding may affect the total scope of the project. If the building owners aren't sure if they are going to get a second grant, they may do things differently if the project is broken down into two phases with no assurance that a second phase will get approved. He pointed out that it doesn't get them more rent when making improvements. Mr. Winkleblack noted that a lot of properties in Downtown have a downside as it is costing more to restore the building opposed to what they paid for the property. He mentioned that Mr. Gartin made a good point as the \$15,000 award doesn't buy you as much in 2022 as it did back in 2002. He felt that Option 2 would be more beneficial to the applicants.

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

Moved by Gartin, seconded by Betcher, to approve Option 2, which was to create a new category of eligible facade work for Historic Rehabilitation to be done in conjunction with currently eligible grant work as a second grant.

Council Member Junck inquired if the motion was for rehabilitation only projects. Mr. Gartin stated his motion was the language that was in the Staff Report. Director Diekmann explained that Option 2 would be creating a rehabilitation option that could also be combined with a new facade grant. It would create both and could put them together if someone wanted to. Ms. Junck asked if a request was put together, would it be eligible for the first round or on its own for the second round. Director Diekmann noted that it would match the intent of how staff wrote the first two options if the Council wanted to piece them together. The Mayor reminded the Council that this item would come back to the Council for final approval. Mr. Gartin confirmed he would accept the friendly amendment.

Moved by Junck, seconded by Gartin, to amend the motion to have rehabilitation work be eligible for the second grant cycle and that rehabilitation work done in conjunction with facade and facade-only work be accepted in the first application cycle.

Council Member Betcher commented that her concern was why the Council would see rehabilitation as being of lesser importance than the facade work. Ms. Betcher said that the defining characteristics are more important than some new facade that is put onto a building. She felt the amendment was saying that the Council valued the new facade or the whole package more than they value the rehabilitation work.

Vote on Amendment: 3-1. Voting Aye: Gartin, Junck, Rollins. Voting Nay: Betcher. Motion declared carried.

Vote on Motion, as Amended: 4-0. Motion declared carried unanimously.

Moved by Gartin, seconded by Rollins, to refer to staff the possibility of increasing funding during the next Capital Improvement Plan (CIP) for the Downtown Facade Grants.

Vote on Motion: 4-0. Motion declared carried unanimously.

INITIAL BUILDING AND SITE IMPROVEMENT PLANS FOR HEARTLAND SENIOR SERVICES AT 205 S. WALNUT AVENUE: Planning and Housing Director Diekmann noted that the Council will be reviewing the Site Plan and the Conceptual Elevations for the new Senior Center on the City's property at 205 S. Walnut Avenue. As part of the Lease Agreement, there is a clause that requires City Council to approve any new construction on the property. The Council will not be formally approving a Site Plan, but approving the concept. The City chose to retain the Government/Airport District (S-GA) zoning for the site. Director Diekmann said that he wanted to make sure that the Council is consenting to the proposed design and layout, which will then authorize staff to follow through under the Government Zoning to approve it as proposed and not have to treat it as a commercial site. Parking for the site requires a City Council determination of appropriateness for the mix of uses. Staff performed their calculations and came up with 63 parking spots; however, the site accommodates a total of 49 parking spaces, which includes: two electric charging stations, three ADA-compliant spaces, and 44 regular spaces. Any overflow parking would have to occur on an adjacent commercial property on South 2nd Street to the east of the site. The calculated number of parking spaces for comparable uses is greater than the parking spaces that are being provided. However, with City Council's concurrence on the described uses and planned intensity of use as meeting the City's objective for leasing the site for a senior facility, City Council can find the proposed parking spaces, while fewer than a commercially established building, is the practical amount of parking on site to serve the use.

Council Member Betcher stated she was surprised to see only three handicapped parking spots for a Senior Center. Director Diekmann explained that it met *Code* and that was the applicant's choice to only have three handicapped parking spots.

Council Member Gartin asked if there would be any opportunity for expansion.

The Mayor opened public input.

Leo Milliman, 3112 Northwood Drive, Ames, explained that he was the President of Heartland Senior Services Board of Directors. He said the Board was excited to bring the new building to the community. Regarding potential expansion, he stated that expanding the site is already full and expanding physically would not be an option, but they are moving forward with more virtual options. Mr. Milliman thanked: the City of Ames staff, all the donors who contributed donations, Heartland Senior Services Board or Directors, and Nancy Carroll, Executive Director of Heartland Senior

Services. Mr. Milliman noted that there are only three handicapped parking spots because a lot of the people who come to the adult daycare do not drive and are usually dropped off.

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

Moved by Gartin, seconded by Junck, to adopt RESOLUTION NO. 22-281 approving the initial Building and Site Improvement Plans for Heartland Senior Services at 205 S. Walnut Avenue. Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

TEXT AMENDMENT OPTIONS FOR CHANGES TO THE CAMPUSTOWN SERVICE CENTER (CSC) ZONING DISTRICT 50% CLAY BRICK BUILDING FACADE MATERIAL STANDARD: City Planner Julie Gould stated that the City Council had directed staff to initiate a Zoning Text Amendment to modify the 50% clay brick per facade requirement for zero-lot-line buildings along with direction to staff to consider design concerns about visibility of and quality of materials on facades that do not have brick. Ms. Gould explained that instead of bringing forward an ordinance with the wording already done, staff wanted to make sure that the Council was comfortable with moving forward. Staff came up with three options to choose from. The first option was to require zero-lot-line building to have a 50% (total square footage) clay brick standard for the whole building, rather than each facade. Option 2 was to require zero-lot-line building to have 50% clay brick standard for the whole building, and require a new building material standard regarding aesthetics and colors for the non-clay brick required area. Option 3 was to have a zero-lot-line building material exception for alternative brick materials in lieu of clay brick. Ms. Gould indicated staff's preference was Option 2.

Mayor Haila wanted to clarify that if something different was done on the zero-lot-line side, it would be 50% on the front facade. Ms. Gould stated that language would be included that would state "preference should be given to front facades and areas that are highly visible to include as much clay brick as possible." Director Diekmann noted that staff was comfortable with adding language that is 50% of the whole building, but there is a priority for the highly visible front facades. He said that staff is not proposing to forbid any specific material. It was mentioned that after direction from the City Council, staff will meet with the Legal Department to bring a draft ordinance back to the Council at its June 14, 2022, meeting.

Council Member Gartin asked if staff reached out to Campus Action Association (CAA) for its input. Ms. Gould commented that CAA no longer exists. Mr. Gartin mentioned he was not aware of that and inquired if there had been any outreach to surrounding businesses about the proposed change. Director Diekmann noted that staff had not reached out to any businesses.

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

Moved by Betcher, seconded by Rollins, to approve Alternative 2, which is to require zero-lot-line buildings to have 50% (total square footage) clay brick standard for the whole building and require

a new building material standard regarding aesthetics and colors for the non-clay brick required areas.

Vote on Motion: 4-0. Motion declared carried unanimously.

PROFESSIONAL SERVICES AGREEMENT TO TOOLE DESIGN GROUP OF MADISON, WISCONSIN, FOR BIKE & PEDESTRIAN MASTER PLAN AND WAYFINDING STANDARDS IN AN AMOUNT NOT TO EXCEED \$225,000: Traffic Engineer Damion Pregitzer explained that the Council Action Form outlined the process that staff went through to filter down to which company was the most qualified. He mentioned that there were some questions about how the Scope of Services with Toole Design Group fit in with some of the Council’s desired outcomes. Mr. Pregitzer stated that there would be a four-step public engagement process. The first step would be to have the consultant come before the Council early in the process to kick-off the Master Plan. The consultant will be able to get feedback from the Council on what its vision and direction would be. After receiving direction, they would start a public comment/input period through techniques, such as in-person meetings and electronically, holding Workshops, pop-up events, etc., as they do not want to miss anyone. Once the public comment period is complete, the consultant would come before City Council again to report back on all the public input comments. Mr. Pregitzer pointed out that the Scope under Item 2.1 (Engagement Action Plan and Reporting) wasn’t fully “cooked” as staff will still need to sit down with the consultant to discuss what the Council would like to see. An engagement schedule will be put together for the Council. He noted that under Item 2.1 there was a list of bullet points that staff is expecting to see from the consultant, as follows: 1) Sensitivity to concerns about coronavirus transmission; 2) Interagency coordination and cooperation; 3) Facilitating Technical Advisory and Community Stakeholder Committees who can help guide plan development and provide direction on implementation; 4) Attracting a broad and diverse audience, reaching beyond active bicyclists, to engage people of all ages, abilities, genders, races/ethnicities, and incomes; and 5) Using City communication methods to promote the project, direct people to online resources, and announce project meetings and commenting opportunities. The third step in the process would be to come back to Council with a draft Plan and the final step would be to present the Final Plan. The one concern that the consultant had was they were not sure if a fourth in-person meeting was necessary as they felt they might have the majority of everything ready in the draft Plan. If a fourth meeting were needed, the staff may need to come back to the Council for additional funding. Mr. Pregitzer explained that Toole Design Group was chosen because they have national experience, they did work on the City’s Complete Streets Plan, and know the community.

Mr. Pregitzer stated that another concern that was brought up was the partnership with ISU and the Ames Community School District. He explained that those staff members have already been involved in the entire process. City staff works with ISU and School Districts daily and each one will be involved in strategizing for the public engagement to their respective stakeholders. The Plan is not scheduled to come back to the Council for final approval until May 2023. In the Scope it mentions there will be three in-person presentations to the Council, two group bike rides or walks during the day to do a bike/walk to see what needs to be improved, three pop-up events, and surveys will be sent out.

Council Member Gartin noted that there are some problem areas (S. Duff, Lincoln Way) and wanted to know if the consultant would put a “fresh” set of eyes on some of the problem areas. Mr. Pregitzer confirmed that would happen.

Mayor Haila opened public comment. It was closed when no one came forward to speak.

Moved by Betcher, seconded by Junck, to adopt RESOLUTION NO. 22-282 approving the Professional Services Agreement to Toole Design Group of Madison, Wisconsin, for Bike & Pedestrian Master Plan and Wayfinding Standards in an amount not to exceed \$225,000.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON FINAL AMENDMENTS TO FISCAL YEAR 2021/22 BUDGET: Nancy Masteller stated typically, at this point, they ask the departments to look for significant changes only. The only unusual change this time was the creation of the Enterprise Fund for the Airport. By creating the Enterprise Fund, it will give a better picture as to how the Airport is doing financially.

Council Member Gartin said he noticed there was an increase in revenues and wanted to know if that was normal. Ms. Masteller mentioned that it was because of the sale of the airport hangar to Sigler.

The public hearing was opened and closed by Mayor Haila after no one came forward to speak.

Moved by Rollins, seconded by Junck, to adopt RESOLUTION NO. 22-283 amending the current budget for Fiscal Year ending June 30, 2022.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON VOLUNTARY ANNEXATION OF PROPERTY LOCATED AT 2219 AND 2121 STATE AVENUE: The Mayor opened the public hearing. It was closed when no one else came forward to speak.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 22-284 approving the Voluntary Annexation of properties located at 2219 and 2121 State Avenue.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON ZONING TEXT AMENDMENT TO REMOVE THE CAMPUSTOWN SERVICE CENTER (CSC) ZONING DISTRICT MID-BLOCK 20-FOOT SETBACK STANDARD ALONG LINCOLN WAY: The public hearing was opened by Mayor Haila and closed when no one came forward to speak.

Moved by Betcher, seconded by Rollins, to pass on first reading an ordinance to remove the Campustown Service Center (CSC) Zoning District mid-block 20-foot setback standard along Lincoln Way.

Vote on Motion: 4-0. Motion declared carried unanimously.

SETTING JUNE 14, 2022, AS DATE OF PUBLIC HEARING FOR STATE REVOLVING FUND DRINKING WATER LOAN AGREEMENT FOR THE DEMOLITION OF THE OLD WATER TREATMENT PLANT IN AN AMOUNT NOT TO EXCEED \$3,500,000: The public hearing was opened and closed by Mayor Haila after no one came forward to speak.

Moved by Rollins, seconded by Betcher, to set June 14, 2022, as the date of public hearing for the State Revolving Fund Drinking Water Loan Agreement for the demolition of the Old Water Treatment Plant in an amount not to exceed \$3,500,000.

Roll Call Vote: 4-0. Motion declared carried unanimously.

MODIFYING CHAPTER 18 OF THE *MUNICIPAL CODE* FOR PARKING CHANGES TO VARIOUS LOCATIONS: Mayor Haila declared the public hearing to be open. It was closed when no one came forward to speak.

Moved by Betcher, seconded by Junck, to pass on first reading an ordinance modifying Chapter 18 of the *Municipal Code* for parking changes to various locations.

Vote on Motion: 4-0. Motion declared carried unanimously.

ORDINANCE REZONING OF 2105 DAYTON AVENUE FROM “A” (AGRICULTURAL) TO “GI” (GENERAL INDUSTRIAL): Moved by Gartin, seconded by Junck, to pass on second reading an ordinance rezoning 2105 Dayton Avenue from “A” (Agricultural) to “GI” (General Industrial).

Vote on Motion: 4-0. 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): Mayor Haila opened the public hearing. It was closed when no one came forward to speak.

Moved by Gartin, seconded by Junck, to adopt RESOLUTION NO. 22-286 approving the Zoning Agreement for 802 Delaware Avenue.

Roll Call Vote: 4-0. 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. 4463 rezoning with Master Plan a property located at 802 Delaware Avenue from “RL” (Residential Low-Density) to “RM” (Residential Medium-Density).

Roll Call Vote: 4-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

ORDINANCE TO REDUCE FLAG LOT ACCESS WIDTH IN THE GENERAL INDUSTRIAL ZONING DISTRICT: Moved by Rollins, seconded by Junck, to pass on third reading and adopt ORDINANCE NO. 4464 reducing flag lot access width in the General Industrial Zoning District.

Roll Call Vote: 4-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

ORDINANCE ADJUSTING STORMWATER UTILITY RATES, EFFECTIVE JULY 1, 2022: Moved by Junck, seconded by Gartin, to pass on third reading and adopt ORDINANCE NO. 4465 adjusting the stormwater utility rates, effective July 1, 2022.

Roll Call Vote: 4-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

ORDINANCE INCREASING SEWER RATES BY 5%, EFFECTIVE JULY 1, 2022: Moved by Betcher, seconded by Junck, to pass on third reading and adopt ORDINANCE NO. 4466 increasing sewer rates by 5%, effective July 1, 2022.

Roll Call Vote: 4-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

DISPOSITIONS OF COMMUNICATIONS TO COUNCIL: The Mayor indicated there were three items to review. The first one was a memo from Kelly Diekmann, Planning and Housing Director, requesting to initiate a Text Amendment to Section 29.406(2) regarding Medical Office Parking rates.

Moved by Gartin, seconded by Betcher, to place the request from Mary Greeley Medical Center to initiate a Text Amendment to Section 29.406(2) on a future agenda.

Vote on Motion: 4-0. Motion declared carried unanimously.

The second item was an email from Michael E. Newton, Iowa State University General Counsel and Chief Risk Officer, requesting to initiate a Text Amendment to Section 26A.3 (1)(c) regarding Iowa State University's Trustee Appointment to the Transit Agency.

Moved by Betcher, seconded by Junck, to refer to staff for a memo regarding Mr. Newton's request to initiate a Text Amendment to Section 26A.3(1)(c) regarding Iowa State University's Trustee Appointment to the Transit Agency.

Vote on Motion: 4-0. Motion declared carried unanimously.

The last item was a memo from City Manager Steve Schainker requesting assistance from the City Council regarding "Cyclone Welcome Weekend."

Moved by Junck, seconded by Betcher, to place Mr. Schainker's memo regarding "Cyclone Welcome Weekend" on a Council Agenda, no later than June 28, 2022.

Vote on Motion: 4-0. Motion declared carried unanimously.

COUNCIL COMMENTS: Council Member Betcher said she would be attending the International Town & Gown Association (ITGA) with Council Member Rollins, and two City staff employees. Ms. Betcher will be giving a presentation on the partnership with the Community and Regional Planning Community Engagement Living Lab people, who will participate via video. She commented that the ITGA appreciated the City of Ames and its commitment to creating a sense of belonging for students and everyone in the community.

The Mayor stated that around 45-50 people were present for the Mayor’s Bike Ride. He wanted to commend the staff at giving great presentations during the two stops that were held along the bike route.

ADJOURNMENT: Moved by Betcher, seconded by Junck, to adjourn the meeting at 8:25 p.m. Vote on Motion: 4-0. Motion declared carried unanimously.

Amy L. Colwell, Deputy City Clerk

John A. Haila, Mayor

Diane R. Voss, City Clerk