

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

FEBRUARY 28, 2023

The regular meeting of the Ames City Council was called to order by Mayor John Haila at 6:01 p.m. on the 28th day of February, 2023, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, and Rachel Junck. Council Member Rollins joined the meeting electronically. Mayor Haila introduced Tabitha Etten as the *ex officio*.

RECOGNITION OF FITCH FAMILY INDOOR AQUATIC CENTER DONORS: Mayor Haila and Parks and Recreation Director Keith Abraham expressed appreciation for the amazing show of support in donating over \$10.4 million for the Fitch Family Indoor Aquatic Center. Top donors Rich Fitch on behalf of the Fitch Family and Brian Dieter on behalf of Mary Greeley Medical Center expressed firm belief in the importance of the project and gratitude for being able to support it. Mayor Haila recognized the efforts of Dan Culhane of the Ames Chamber of Commerce in securing donations for the project, and Council Member Gartin recognized the efforts of Director Abraham and Assistant City Manager Brian Phillips.

CONSENT AGENDA: Mayor Haila noted that the agenda was amended and noted the changes in Item No. 12 and Item No. 15. Staff asked to pull Item No. 6., resolution approving request to carryover unspent funding from the StoryComm Project Fund to the Capital Budget Line Item, and Council Member Junck pulled Item No. 10., resolution rescinding Resolution No. 23-047 and resolution setting March 14, 2023, as date of public hearing for the sale of Lot 8 to Habitat for Humanity of Central Iowa.

Moved by Betcher, seconded by Junck, to approve the consent agenda as amended less Item No. 6 and Item No. 10.

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting on February 14, 2023, and Special City Council Meetings on February 3, February 7, February 8 and February 9, 2023
3. Motion approving Change Orders for period February 1-15, 2023
4. Motion approving Civil Service candidates
5. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses
 - a. Class C Liquor License with Outdoor Service and Sunday Sales – BN’C Fieldhouse, 206 Welch Ave
 - b. Class C Liquor License with Outdoor Service and Sunday Sales – Coldwater Golf Links, 1400 South Grand Avenue, Pending Dramshop Review
 - c. Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carryout Beer) and Sunday Sales – Kum & Go #113, 2801 East 13th Street
 - d. Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carryout Beer) and Sunday Sales – Kum & Go #227, 2108 Isaac Newton Drive

- e. Class F Liquor License with Outdoor Service and Sunday Sales – Elks Lodge, 533 Douglas, Pending Dramshop Review
 - f. Special Class C Liquor License – Homewood Golf Course, 401 East 20th Street
 - g. Special Class C Liquor License – The Spice Thai Cuisine, 402 Main Street
 - h. Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carryout Beer), and Sunday Sales – Casey’s General Store #2905, 3612 Stange Road
 - i. Class E Liquor License with Class B Wine Permit, Class C Beer (Carryout Beer), and Sunday Sales – Sam’s Club #6468, 305 Airport Road
- ~~6. Resolution approving request to carryover unspent funding from the StoryComm Project Fund to the Capital Budget Line Item~~
 7. RESOLUTION NO. 23-084 partially rescinding Resolution No. 23-064 to correct date of public hearing to March 28, 2023, for 2023 CyRide HVAC Improvements Project
 8. Unify Phone System for the City
 - a. RESOLUTION NO. 23-085 waiving the purchasing policies and procedures for competitive bidding requirements and award single source procurement
 - b. RESOLUTION NO. 23-086 authorizing staff to enter into an agreement to upgrade the City’s phone system to ATOS-SSP Version 10 with Black Box Network Services, Maple Grove, Minnesota, in the amount not to exceed \$63,905.60
 9. Purchase of MAPSG Virtualization Environment
 - a. RESOLUTION NO. 23-087 waiving the Purchasing Policies and Procedures for competitive bidding requirements and award a single source procurement
 - b. RESOLUTION NO. 23-088 awarding contract to IP Pathways LLC, Urbandale, IA, for the purchase of MAPSG virtualization environment in the amount not to exceed \$136,221.10
 10. Baker Subdivision
 - a. RESOLUTION NO. 23-089 rescinding Resolution No. 23-047
 - b. RESOLUTION NO. 23-090 setting March 14, 2023, as date of public hearing for the sale of Lot 8 to Habitat for Humanity of Central Iowa
 11. RESOLUTION NO. 23-091 approving preliminary plans and specifications for Power Plant Lobby and Restroom Renovations setting March 29, 2023 as bid due date, and April 11, 2023 as date of public hearing
 12. RESOLUTION NO. 23-092 approving final plans and specifications and awarding contract to GE Grid Solutions, Charleroi, PA in the amount of \$474,915 to furnish 69kV SF6 Circuit Breakers
 13. RESOLUTION NO. 23-093 approving the professional services agreement for 2022/23 CyRide Pavement Improvement (Lincoln Way)
 14. RESOLUTION NO. 23-094 approving Change Order No. 1 to TEI Construction Services, of Duncan, South Carolina, in the amount of \$95,000
 15. RESOLUTION NO. 23-095 approving Change Order No. 1 to hth companies, inc., of Union, Missouri, in the amount of \$95,000
 16. RESOLUTION NO. 23-096 approving contract and bond for 2022/23 Seal Coat Street Pavement Improvements (Murray Drive – Northwestern Avenue to Grand Avenue)

17. RESOLUTION NO. 23-097 approving completion of public improvements for Compass Subdivision and releasing letter of credit in full
18. 2021/22 Asphalt Street Pavement Improvements (Opal Dr., Opal Cir., Harcourt Dr., Turquoise Cir., and Top-O-Hollow Rd.)
 - a. RESOLUTION NO. 23-098 approving Change Order No. 1, the Balancing Change Order, reducing the contract in the amount of \$129,856.34
 - b. RESOLUTION NO. 23-099 accepting project completion by Manatt's, Inc. of Ames, Iowa in the amount of \$2,003,523.68

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

BAKER SUBDIVISION: Housing Coordinator Vanessa Baker-Latimer provided background on Item No. 10 for Council Member Junck. She explained that the original resolutions called for sale of all eight lots, but Habitat for Humanity of Central Iowa (HHCI) was not ready to purchase all eight because their grant funding for Lots 1-7 had not come through yet. This adjustment allowed HHCI to proceed with purchase of Lot 8 now using their own funds.

Moved by Junck, seconded by Corrieri, to approve RESOLUTION NO. 23-089 rescinding Resolution No. 23-047 and RESOLUTION NO. 23-090 setting March 14th, 2023, as date of public hearing for the sale of Lot 8 to Habitat for Humanity of Central Iowa.

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

PUBLIC FORUM: Mayor Haila opened the Public Forum.

Susan Cramer of the Ames Interfaith Refugee Alliance (AIRA) discussed the support the group offers to refugees in the Ames area, including current work to support 31 Ukrainian refugees. Council Member Gartin expressed gratitude for the work of the group.

Grant Olsen presented data gathered from Google Earth about the number of unused parking spaces in the Somerset area over a number of years.

Mayor Haila closed the Public Forum when no one came forward to speak.

BAKER SUBDIVISION PARTNER DEVELOPER SELECTION: Housing Coordinator Baker-Latimer presented an overview of the responses to the Request for Proposals (RFP) for a 9% Low-Income Housing Tax Credit (LIHTC) housing project for the Baker Subdivision from Hatch Development Group and the Commonwealth Companies.

Housing Coordinator Baker-Latimer explained that an evaluation committee assessed the responsiveness of both proposals to the RFP in relationship to the criteria. The evaluation criteria were based on the capability and track record of the developer, housing variety, percentage of affordable housing, feasibility (proforma, etc.), cost and viability, property management

experience, project design, use of geothermal, project timeline, and potential Iowa Finance Authority (IFA) score. The committee scored each proposal, with The Commonwealth Companies earning 625 out of 850 points and Hatch Development Group earning 740 out of 850 points. After providing a summary of the pros and cons of each proposal, Housing Coordinator Baker-Latimer reported the evaluation committee's conclusion that the Hatch Development Group proposal met more criteria of the RFP than the proposal from The Commonwealth Companies.

In response to questions from Council Member Gartin, Housing Coordinator Baker-Latimer clarified that the project includes a mixture of market-rate and affordable housing options to avoid stigma. Council Member Gartin further inquired about the impact on the affordable housing shortage each proposal would have, expressing a preference for a greater number of units than either proposal offered. Housing Coordinator Baker-Latimer emphasized the strengths of the Hatch Development Group's proposal, noting that the plan to keep rents reduced to 40% Area Median Income (AMI) would be crucial in keeping the housing affordable over time. She also pointed out that the Hatch Development Group proposal includes all utilities, which makes a big difference for low-income families. She concluded that the proposal from Hatch Development Group does a better job of achieving the goal of serving the lowest-income families in the community than the proposal from The Commonwealth Companies, even though the latter proposal included a larger number of total units.

Council Member Betcher inquired about the possibility of adjusting the parking requirements to fit the proposal from the Hatch Development Group, which allotted 1.5 parking spaces per unit rather than the 2 spaces per unit currently required by the City. Planning and Housing Director Kelly Diekmann determined that a text amendment to lower the parking requirement to 1.5 spaces per unit could be processed in time for the IFA deadlines for the project should the City Council initiate the process during the current meeting.

Discussion ensued regarding the importance of playground equipment for families, and City Manager Steve Schainker noted that the City Council could direct staff to modify the proposal to include playground equipment. Housing Coordinator Baker-Latimer pointed out that the proposal from the Hatch Development Group already included designated amenity space.

Mayor Haila opened the Public Input.

Tony Ramey, a resident of the affected neighborhood, spoke in favor the proposal by the Hatch Development Group.

Joanne Pfeiffer, a resident of the affected neighborhood, also spoke in favor of the proposal by the Hatch Development Group.

Mayor Haila closed the Public Input when no one came forward to speak.

Council Member Gartin expressed concern that the proposal by Hatch Development Group did not meet the goal of promoting infill and density, since it had fewer units. He also argued that the proposal by The Commonwealth Companies offered better quality-of-life amenities for families. Council Member Betcher responded by pointing out that the proposal by The Commonwealth Companies included nine one-bedroom units, which fails to meet the project's goal of providing housing for families. In fact, the Hatch Development Group's proposal would provide a greater number of units for families. She also emphasized the importance of the longer-term rent reduction component of the proposal from Hatch Development Group.

Moved by Beatty-Hansen, seconded by Corrieri, to adopt RESOLUTION NO. 23-100 approving selection of Hatch Development Group in connection with LIHTC Proposals for multi-family housing Development in the Baker Subdivision (321 State Avenue).

Roll Call Vote: 5-1. Voting Aye: Betcher, Beatty-Hansen, Corrieri, Junck, and Rollins. Voting Nay: Gartin. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

Council Member Beatty-Hansen spoke in favor of reducing the parking requirement, observing that not every family would have a car. At the prompting of Mayor Haila, Housing Coordinator Baker-Latimer shared that in her experience with families in need of affordable housing, it was not common for a household to have two cars. Council Member Junck noted that reducing parking would make it possible to retain more open space and include amenities.

Moved by Beatty-Hansen, seconded by Betcher, to direct staff to amend the zoning for PUD affordable housing to lower the parking requirement to 1.5 spots per unit.

Vote on Motion: 5-1. Voting Aye: Betcher, Beatty-Hansen, Corrieri, Junck, and Rollins. Voting Nay: Gartin. Motion declared carried.

Director Diekmann noted that this action would necessitate tabling Item No. 34, third reading and adoption of ordinance rezoning Planned Unit Development (PUD) with Master Plan for 3216 Tripp Street – Baker Subdivision, Lot 27 from Residential Low Density (RL) to Residential Medium Density (RM) with PUD Overlay and Master Plan, until April 11th, 2023.

Moved by Beatty-Hansen, seconded by Junck, to direct staff to inquire about playground and amenity space in the Hatch proposal.

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

STAFF REPORT ON LANDSCAPE ACCENTS: Director Diekmann presented the staff report, noting that residential zoning districts typically have a 25-foot front yard setback, side setbacks of six or eight feet for one- and two-stories respectively, and a rear yard setback of 20 feet. However, certain features are allowed to fully project into required setbacks as defined in the Zoning Ordinance, such as stairs, 24-inch-high decks, driveways, fences, accessory buildings, porches, etc. *Municipal Code* Section 29.402(2)(c) includes a list of these items allowed as full projections.

Director Diekmann explained that refinements to the language in Section 29.402 were included as part of Ordinance No. 4425 in 2020. The general intent was to clarify requirements, and the change

in the text allowed non-intrusive, incidental landscape accents within a setback. Although some descriptive characteristics were included in the text, the lack of clear expectations to size and quantity of these incidental landscape features became problematic in application of the text for both the height of poles and other features as well as their overall size of features. Director Diekmann referenced recent appeals to the Zoning Board of Adjustment as evidence for needed clarification. He expressed support for retaining flexibility, but requested a clearer standard to avoid confusion. In addition, Director Diekmann observed that no specific building permit is required in advance of construction or placing these types of features, and reported that staff was requesting a permit process for setback encroachments, including fences.

Council Member Beatty-Hansen inquired about permanency and opacity of landscape accents. Director Diekmann noted that permanency depends on the method of affixation to the ground, and opacity is not part of the standards. In response to a query from Council Member Junck, Director Diekmann explained that the four-foot limit for front yard fences is intended to preserve line of sight to structures for safety.

Discussion ensued about the idea of introducing a fencing permit process, with significant attention given to the difficulty in publicizing the change and communicating the importance of compliance with the process. Director Diekmann clarified that it is not uncommon for cities to have fencing permits.

Moved by Beatty-Hansen, seconded by Betcher, to set a maximum of three landscape accents that are no greater in size than 8x8 feet.

Vote on Motion. 5-1. Voting Aye: Betcher, Beatty-Hansen, Corrieri, Gartin, and Junck. Voting Nay: Rollins. Motion declared carried.

Moved by Betcher, seconded by Beatty-Hansen, to require a permit for a fence and/or accent projection within a setback.

Vote on Motion: 3-3. Voting Aye: Betcher, Beatty-Hansen, and Rollins. Voting Nay: Corrieri, Gartin, and Junck. Motion declared failed.

STAFF REPORT ON SETBACKS FOR VEHICLE CHARGING STATIONS: Director Diekmann explained that the Electric Services Department is working with vehicle charging companies on locating equipment for Level 3 Fast Chargers on existing commercial sites within the City. Current zoning standards regulate placement of equipment in relation to setbacks and landscaped areas. A substantial amount of infrastructure and equipment is needed to power Level 3 Fast Chargers. Commonly, the charging company will need to deploy new infrastructure, including transformers, to be able to power the new chargers.

Director Diekmann explained that installation typically deploys a package of equipment for fast charging in groups of four chargers with ancillary equipment. When equipment and chargers are located internal to a site, there are no conflicts with zoning standards. However, requests have been made to place equipment in front yards on existing sites, which is prohibited by the zoning

standards. There is no stated exception for projecting into setbacks for front yard mechanical equipment or vehicle chargers.

Director Diekmann noted that many existing commercial sites have five to 10 feet of front yard landscaped area before their parking lot paving begins, and the amount of equipment could easily take up all front yard area. Although all of the equipment can be placed within a site subject to the minimum setback of 20 feet, companies may find that more difficult to accomplish with other site planning factors or the increased expenses for the charging company.

Moved by Beatty-Hansen, seconded by Betcher, to allow limited encroachment for only vehicle chargers within front yard setbacks.

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

Moved by Beatty-Hansen, seconded by Junck, to allow removal of up to two parking spaces to install equipment for an electric charging station if the charging equipment could not be provided outside of the parking lot.

Vote on Motion: 5-1. Voting Aye: Betcher, Beatty-Hansen, Corrieri, Junck, and Rollins. Voting Nay: Gartin. Motion declared carried.

RESIDENT SATISFACTION SURVEY: Public Relations Officer Susan Gwiasda shared the changes made by the City Council for the 2022 survey before inquiring whether the City Council desired changes for the 2023 Resident Satisfaction Survey.

Moved by Betcher, seconded by Junck, to change question E under “Sense of Community” to “What could the City do to demonstrate its commitment to ensuring that all residents feel they belong?”

Vote on Motion: 5-1. Voting Aye: Betcher, Beatty-Hansen, Corrieri, Junck, and Rollins. Voting Nay: Gartin. Motion declared carried.

Moved by Junck, seconded by Gartin, to add a question asking for input on organized waste collection.

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

Moved by Beatty-Hansen, seconded by Junck to add a question about interest in CyRide being fare free and tolerance for potential property tax increases to pay for it.

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

Moved by Beatty-Hansen, seconded by Junck, to direct staff to pare down the questions on page 8 regarding preference for methods of communication.

Vote on Motion: 5-1. Voting Aye: Betcher, Beatty-Hansen, Corrieri, Junck, and Rollins. Voting Nay: Gartin. Motion declared carried.

Discussion ensued regarding the usefulness of the questions in “Your Health.” In response to an inquiry from Council Member Betcher, City Manager Schainker confirmed that Parks and

Recreation is not using the data from these questions. Council Member Gartin argued in favor of retaining the questions to track longitudinal data.

Moved by Betcher, seconded by Beatty-Hansen, to cut questions A, D, E, and G in “Your Health.”
Vote on Motion: 4-2. Voting Aye: Betcher, Beatty-Hansen, Corrieri, and Rollins. Voting Nay: Gartin and Junck. Motion declared carried.

Council Member Rollins questioned the usefulness of questions A and B in “Sense of Community.” Council Member Gartin argued that tracking residents’ sense of community is important even if the data is not being used. Council Member Beatty-Hansen commented that the table in question C captured much of the information from questions A and B.

Moved by Rollins, seconded by Betcher, to cut questions A and B in “Sense of Community.”
Vote on Motion: 0-6. Motion declared failed.

Moved by Betcher, seconded by Beatty-Hansen, to cut question A in “Sense of Community.”
Vote on Motion: 3-3. Voting Aye: Betcher, Beatty-Hansen, and Rollins. Voting Nay: Corrieri, Gartin, and Junck. Motion declared failed.

The meeting recessed at 8:23 and resumed at 8:31.

HEARING ON REZONING FOR A MASTER PLAN AMENDMENT AT 798 N 500th AVENUE (NORTH SUNSET RIDGE): Director Diekmann commented that this amendment was needed for a previously-approved plan to fit with the intent to create a park nearby.

Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 23-101 approving the Amended Master Plan.

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

HEARING ON ZONING TEXT AMENDMENT FOR FRONT YARD PARKING AND DRIVEWAY STANDARD: Director Diekmann explained that staff from the Inspections Division, Public Works Department, and Planning and Housing Department hosted an informational meeting attended by 20 contractors to discuss the proposed changes. The contractors unanimously encouraged staff to remove the requirement for a framing inspection prior to pouring the concrete. The contractors believed the risk of potential repouring to achieve compliance was worth the convenience. Staff adjusted the draft based on this feedback. Director Diekmann noted that should the ordinance move forward, a readable and accessible driveway manual would be provided for the City Council prior to third reading and adoption of the ordinance.

Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Betcher, seconded by Corrieri, to pass on first reading an ordinance amending Chapter 29 for front yard parking and driveway paving with an inspection required at the time of Final Inspection.

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

HEARING ON ZONING TEXT AMENDMENT ON LOT STANDARDS RELATED TO MINIMUM FLOOR AREA RATIOS: Director Diekmann commented that City Council previously directed staff to proceed with changing lot merger requirements to allow for properties to be combined regardless of the resulting floor area ratio (FAR). However, the allowance for lot mergers would not relieve an owner of the obligation to comply with zoning requirements as a nonconforming building with future changes.

Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Betcher, seconded by Beatty-Hansen, to pass on first reading an ordinance related to minimum floor area ratio for lot mergers and minimum intensity in Sec. 29.303(2)(a) and Sec. 29.401(3) as proposed.

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

ORDINANCE AMENDING INDUSTRIAL PRETREATMENT LOCAL LIMITS: Water and Pollution Control Director John Dunn explained that the discharge program requires the table in this ordinance to be updated every five years based on actual data gathered in the same time period. Staff did not expect that any proposed changes would push those currently in compliance with the standards to a noncompliant status.

Mayor Haila opened and closed the Public Input when no one came forward to speak.

Moved by Gartin, seconded by Corrieri, to pass on first reading an ordinance revising Section 28.309 of the *Municipal Code* to amend the Industrial Pretreatment Local Limits.

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

ORDINANCE RELATING TO RAGBRAI EVENTS ON JULY 24-26, 2023: Moved by Beatty-Hansen, seconded by Betcher, to pass on second reading an ordinance relating to RAGBRAI events on July 24th-26th, 2023.

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

HEARING ON MINOR AMENDMENT TO AMES PLAN 2040 FOR A PORTION OF THE PARCEL LOCATED AT 325 BILLY SUNDAY ROAD FROM S-GA TO HOC: Director Diekmann explained that the parcel in question was City-owned property which staff believed to be underutilized. The parcel is predominantly undeveloped, except for the Ames Animal Shelter and the western portion of the parcel leased to the federal government as the U.S. Army Reserve Center. A 25-foot paved Access Drive extends through the parcel from Billy Sunday Road to the Hunziker Sports Complex located further to the east of the site.

The recent installation of a traffic signal at Billy Sunday Road and Highway 69 created direct access to the site which had not existed previously. The visibility of the parcel, easy access to Highway 30, and existing infrastructure make it a desirable site for future commercial development. The action of the minor amendment to Ames Plan 2040 and the companion item of rezoning the parcel to Highway-Oriented Commercial (HOC) would set up the potential to surplus some of the land for commercial use in the future. Director Diekmann clarified that this action would not commit the City to selling any of the land or inhibit future uses; those decisions would arise at the time of subdividing.

Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 23-102 approving the Amendment to the Ames Plan 2040 Future Land Use Map.

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

HEARING ON REZONING A PORTION OF THE PARCEL LOCATED AT 325 BILLY SUNDAY ROAD FROM S-GA TO HOC: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Betcher, seconded by Beatty-Hansen, to pass on first reading an ordinance rezoning a portion of the parcel located at 325 Billy Sunday Road from S-GA to HOC.

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

HEARING ON 2021/22 SHARED USE PATH SYSTEM EXPANSION – IOWAY CREEK: Council Member Gartin noted his excitement for this project, inviting Public Works Director John Joiner to comment. Director Joiner illustrated the route of the path expansion, observing that land acquisition to connect this trail to the Skunk River Trail is programmed into the CIP for FY 23/24.

Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Gartin, seconded by Corrieri, to accept the Report of Bids.

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

Moved by Gartin, seconded by Junck, to adopt RESOLUTION NO. 23-103 approving final plans and specifications and awarding contract to Caliber Concrete, LLC of Adair, Iowa, in the amount of \$967,665.92, contingent upon receipt of Iowa DOT concurrence.

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

HEARING ON 2022/23 AMES PLAN 2040 WATER UTILITY INFRASTRUCTURE: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Gartin, seconded by Corrieri, to accept the Report of Bids.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Betcher, seconded by Rollins, to adopt RESOLUTION NO. 23-104 approving final plans and specifications and awarding contract base bid and add alternate to Thorpe Contracting, LLC of Adel, Iowa, in the amount of \$705,672.00.

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

HEARING ON 2022/23 PAVEMENT RESTORATION – SLURRY SEAL PROGRAM: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Betcher, seconded by Beatty-Hansen, to accept the Report of Bids.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Betcher, seconded by Junck, to adopt RESOLUTION NO. 23-105 approving final plans and specifications and awarding contract to Fort Dodge Asphalt Company of Fort Dodge, Iowa, in the amount of \$210,646.60.

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

HEARING ON 2022/23 SHARED USE PATH MAINTENANCE: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Gartin, seconded by Corrieri, to accept the Report of Bids.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Corrieri, seconded by Gartin, to adopt RESOLUTION NO. 23-083 approving final plans and specifications and awarding contract to Mid Iowa Enterprises of Story City, Iowa, in the amount of \$109,046.00.

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

ORDINANCE REZONING PLANNED UNIT DEVELOPMENT (PUD) WITH MASTER PLAN FOR 3216 TRIPP STREET – BAKER SUBDIVISION, LOT 27 FROM RESIDENTIAL LOW DENSITY (RL) TO RESIDENTIAL MEDIUM DENSITY (RM) WITH PUD OVERLAY AND MASTER PLAN: Director Diekmann explained that the earlier action taken by the City Council to initiate a zoning text amendment for PUD affordable housing parking requirements made it necessary to table the third reading and adoption of this item until April 11th, 2023. The text of this rezoning ordinance referenced the parking ratio in question, so the amendment to the parking ratio should be completed prior to adoption of the rezoning ordinance. City Attorney Lambert concurred in the recommendation to table the rezoning ordinance until April 11th, 2023.

Moved by Betcher, seconded by Beatty-Hansen, to table third reading and adoption of ordinance rezoning Planned Unit Development (PUD) with Master Plan for 3216 Tripp Street – Baker Subdivision, Lot 27 from Residential Low Density (RL) to Residential Medium Density (RM) with PUD Overlay and Master Plan until April 11th, 2023.

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

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted that there were two items to consider. The first item was an email from Will Determan on the topic of Main Street Parking Waivers for Special Events. City Manager Steve Schainker explained that this item was for information only.

The second item was a memo from Director Diekmann addressing a request to initiate a Plan 2040 Amendment.

Moved by Corrieri, seconded by Gartin, to direct staff to place on a future agenda.

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

COUNCIL COMMENTS: Mayor Haila welcomed *ex officio* Etten, inviting her to share her background and interest in the role.

Ex officio Etten stated that she is a sophomore at Iowa State majoring in Human Development and Family Studies. She served as a student representative to the school board in high school, and looks forward to serving in this role.

Council Members Beatty-Hansen and Betcher echoed the welcome to *ex officio* Etten.

Council Member Gartin noted that Council Members had received a number of emails on the topic of residents living in vehicles. He shared that the topic will be on the City Council agenda for March 14th, 2023, and expressed appreciation for City staff working on the issue with kindness and compassion.

ADJOURNMENT: Moved by Gartin, seconded by Corrieri, to adjourn the meeting at 9:00 p.m.

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

Jeremy Neefus, Principal Clerk

John A. Haila, Mayor

Renee Hall, City Clerk