

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

**AMES, IOWA**

**JUNE 27, 2023**

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 5:59 p.m. on the 27<sup>th</sup> day of June, 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, Rachel Junck, and Anita Rollins. *Ex officio* Tabita Etten was also present.

**CONSENT AGENDA:** Council Member Betcher requested to pull Item No. 16 and Item No. 17.

Moved by Betcher, seconded by Gartin, to approve the consent agenda less Item No. 16 and Item No. 17.

1. Motion approving payment of claims
2. Motion approving the Summary of Minutes of Regular Meeting on June 13, 2023
3. Motion approving Report of Change Orders for period June 1-15, 2023
4. Motion approving Civil Service Candidates
5. Motion approving new Class C Retail Alcohol License – Morning Bell Coffee Roasters, 111 Main Street
6. Motion approving five-day license (July 4 – July 8, 2023) for Special Class C Retail Alcohol License with Outdoor Service – Après Bar Co, 1930 East 13<sup>th</sup> Street
7. Motion approving Ownership Update for Class C Liquor License – Red Lobster #0747, 1100 Buckeye Avenue
8. Motion approving Ownership Update for Special Class C Retail Alcohol License - Northcrest Community, 1801 20<sup>th</sup> Street
9. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses
  - a. Class C Liquor License – Red Lobster #0747, 1100 Buckeye Avenue
  - b. Class C Liquor License with Outdoor Service – La Casa Maya, 631 Lincoln Avenue
  - c. Class C Liquor License – Welch Avenue Station, 207 Welch Avenue
  - d. Class E Liquor License – Kwik Star #1158, 1910 Isaac Newton Drive
  - e. Class C Beer Permit – Hampton Inn and Suites Ames, 2100 SE 16<sup>th</sup> Street
10. Motion approving salaries of Council Appointees for FY 2023/24
11. RESOLUTION NO. 23-360 approving Pay Plan for FY 2023-24
12. RESOLUTION NO. 23-361 adopting Fee Schedule for FY 2023/24
13. RESOLUTION NO. 23-362 approving and adopting Supplement No. 2023-3 to the *Municipal Code*
14. RESOLUTION NO. 23-363 authorizing the Mayor to sign Certificate of Consistency with the City’s 2019-2023 CDBG Consolidated Plan on behalf of two area non-profit organizations for funding under the State of Iowa’s Continuum of Care Grant Funding
15. RESOLUTION NO. 23-364 approving Commission of the Arts (COTA) Fall Special Grant contracts for FY2023/24
16. ~~RESOLUTION NO. 23-365 approving Memorandum of Agreement with Mary Greeley~~

~~Medical Center to fund up to \$154,008 towards the Alternate Response to Community Health (ARCH) program~~

- ~~17. RESOLUTION NO. 23-366 approving Encroachment Permit Agreement for Sign at 301 Main Street, Ste 106~~
18. RESOLUTION NO. 23-367 setting date of Public Hearing for July 11, 2023, to enter into a State Revolving Clean Water Loan and Disbursement Agreement in an amount not to exceed \$2,150,000
19. RESOLUTION NO. 23-368 setting date of Public Hearing for July 11, 2023, for vacation of the existing fifteen feet (15') Public Utility Easement located at between lots two (2) and three (3), North Dayton Industrial Subdivision, First Addition, Ames, Iowa
20. RESOLUTION NO. 23-369 approving request from YSS to modify the City's FY2022/23 ASSET allocation by transferring a total of \$57,018 as follows: \$19,818 from Emergency Shelter to Transitional Living, \$9,072 from Public Education/Child Safety to Summer Enrichment, and \$28,128 from Community Youth Development to Mentoring
21. RESOLUTION NO. 23-370 approving renewal option for FY 2023/24 for hauling and related services for Resource Recovery to Waste Management of Ames, Ames, Iowa at the base rate of \$16.23/ton
22. RESOLUTION NO. 23-371 approving contract renewal to Burns & McDonnell, Kansas City, Missouri, for the Professional Services for Fire Risk Mitigation in the amount not to exceed \$75,000
23. RESOLUTION NO. 23-372 approving increase to the purchase order for waste disposal operation for Resource Recovery in the amount of \$120,000
24. RESOLUTION NO. 23-373 approving professional service agreement for 2023/24 Campustown Public Improvements Design Project with MSA of Ankeny, Iowa, in the amount not to exceed \$101,225
25. RESOLUTION NO. 23-374 awarding contract to Utility Financial Solutions, LLC of Holland, Michigan to conduct cost-of-service and rate design studies for the City's Electric Utility in the amount not to exceed \$70,240
26. 2023/24 Televising of Storm Sewers
  - a. Motion accepting the quote as reported
  - b. RESOLUTION NO. 23-375 awarding contract to Hydro-Klean, LLC of Des Moines, Iowa for televising of storm sewers in the amount of \$59,999
27. RESOLUTION NO. 23-376 awarding contract to Hoglund Bus Company of Marshalltown, Iowa for the purchase of three new 176" wheelbase low-floor cutaway busses in the amount of \$604,193
28. RESOLUTION NO. 23-377 awarding year one of a contract to Eide Bailly, LLP, Dubuque, Iowa in the amount of \$70,000 to professionally audit the City's financial statements for FY ending June 30, 2023
29. RESOLUTION NO. 23-378 awarding one-year contract with Gallagher Benefit Services, Inc., West Des Moines, Iowa for benefits brokerage, consulting and actuarial services beginning July 1, 2023 to June 30, 2024, at a cost of \$54,000 in FY 2023/24
30. RESOLUTION NO. 23-379 awarding contract for FY 2023/24 custodial services at Ames City Hall to Stratus Building Solutions, West Des Moines, Iowa, in the amount of \$68,588

per year for base bid cleaning, an additional \$16,374 of additional cleaning, at the discretion of the City, not exceed \$84,962, and \$26 per hour cost for emergency clean-up and additional work as authorized not specifically stated in the contact

31. RESOLUTION NO. 23-380 approving contract and bond for the 2022/23 Pavement Restoration Program (Slurry Seal) with Fort Dodge Asphalt Company, Fort Dodge, Iowa
32. RESOLUTION NO. 23-381 accepting the 2017/18 Low Point Drainage Improvement, Almond Road (GW Carver Avenue and Bloomington Road) project as completed by Ames Trenching & Excavating Inc., of Ames, Iowa in the amount of \$97,922.10
33. RESOLUTION NO. 23-382 accepting the 2020/21 South Dayton Avenue Improvements as completed by All Star Concrete LLC of Johnston, Iowa in the amount of \$682,082.70
34. RESOLUTION NO. 23-383 approving completion of electric conduits and releasing financial security in full for Bricktowne Ames Subdivision

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

**MEMORANDUM OF AGREEMENT WITH MARY GREELEY MEDICAL CENTER TO FUND THE ALTERNATE RESPONSE TO COMMUNITY HEALTH (ARCH) PROGRAM:** City Manager Steve Schainker discussed the scope of services provided by ARCH. He noted in response to Council Member Beatty-Hansen that the program is not anticipated to generate cost savings but rather create more time and availability for Officers in the Ames Police Department by utilizing professionals from the ARCH program trained in crisis stabilization in non-emergency times of need.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 23-365 approving Memorandum of Agreement with Mary Greeley Medical Center to fund up to \$154,008 towards the Alternate Response to Community Health (ARCH) program.

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

**ENCROACHMENT PERMIT AGREEMENT FOR SIGN AT 301 MAIN STREET, STE 106:** Council Member Betcher noted concern for the design of the sign, emphasizing that it had the potential to spark adverse reactions with community members that had been touched closely by gun violence. Council Member Gartin cited First Amendment concerns, noting that he believed approval of the permit must be content neutral and City Attorney Mark Lambert concurred.

Mayor Haila opened the Public Input.

Blake Crabb, Director of Operations for Raygun, 301 Main Street, Ames, noted that the logo in question is the standard logo that the company uses across all Raygun stores, with the specific design being on over 75 company products.

Mayor Haila closed the Public Input.

Moved by Betcher, seconded by Corrieri, to adopt Resolution No. 23-366 approving Encroachment Permit Agreement for Sign at 301 Main Street, Ste 106.

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

**FY 2024/25 ANALYSIS OF SOCIAL SERVICES EVALUATION TEAM (ASSET) PRIORITIES:** Assistant City Manager Deb Schildroth and ASSET Volunteer Becky Harker presented the priorities for FY 2024/25.

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

Moved by Gartin, seconded by Rollins, to adopt RESOLUTION NO. 23-384 approving FY 2024/25 ASSET Priorities.

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

**RENEWAL OF PROPERTY INSURANCE PROGRAM COVERAGE:** Risk Manager Bill Walton presented the Council Action Form and discussed the state of the property market with the presentation of the monthly average rate change.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 23-385 approving renewal of property insurance program coverage at the combined quoted premium of \$1,224,164 for FY 2023/24.

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

**REQUEST FROM DOWNTOWN AMES FOR FIREWORKS PERMIT FOR DISPLAY:** Assistant City Manager Brian Phillips presented the Council Action Form.

Moved by Betcher, seconded by Junck, to approve request from Downtown Ames for Fireworks Permit for display during Hairball at RAGBRAI Events on July 25, 2023, but require the insurance limits as indicated in *Municipal Code*.

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

Moved by Gartin, seconded by Beatty-Hansen, to ask staff to work with the RAGBRAI organizers to see if there is an alternative source to cover the \$1,200 for the higher liability limit.

Vote on Motion: 5-1, Council Member Betcher dissenting. Motion declared carried.

**DISCUSSION ON PROPERTY MAINTENANCE CODE:** Fire Chief Richard Higgins and Building Official Sarah Van Meeteren presented the Council Action Form and highlighted the changes that resulted from the City Council Workshop on June 20, 2023.

Moved by Gartin, seconded by Beatty-Hansen, to change Item No. 9 under Section 30.5 in the proposed Ordinance from 8 feet of clearance above the sidewalk to 10 feet.

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

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

Moved by Gartin, seconded by Junck, to place on July 11, 2023, City Council agenda for first reading of ordinance.

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

Motion withdrawn.

Moved by Beatty-Hansen, seconded by Betcher, to direct staff to revise the proposed maintenance code before bringing it back to the City Council to approve on first reading at the July 18, 2023, meeting of the City Council.

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

**STAFF REPORT ON ACCESSORY DWELLING UNIT AND DUPLEXES DRAFT STANDARDS:** Planning and Housing Director Kelly Diekmann and Planner Eloise Sahlstrom presented the Staff Report.

Moved by Betcher, seconded by Junck, proceed as proposed in the Staff Report.

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

**STAFF REPORT ON SAVAGE GYMNASTICS:** Planner Benjamin Campbell presented the Staff Report.

The Public Input was opened by Mayor Haila.

JoAnn Barten, of Barten Law, P.C., appeared on behalf of Savage Gymnastics. She discussed the scope of services Savage Gymnastics provided to the community and expressed her appreciation to the City Council for addressing this issue promptly.

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

Moved by Beatty-Hansen, seconded by Junck, to approve Option 2: Allow for the Use of a Sports Practice Facility in General Industrial through a Special Use Permit.

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

**RESPONSE TO STORY COUNTY COMPREHENSIVE PLAN:** Director Diekmann presented the Council Action Form.

Moved by Betcher, seconded by Gartin, to authorize the Mayor to sign the letter describing the City's interest in Urban Growth and Urban Reserve Overlay policies for the County's proposed Cornerstone to Capstone (C2C) amendment to create Urban Expansion Areas and to indicate an interest in a simplified 28-E agreement for subdivision and zoning management of the Fringe.

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

**REMOTE PARKING AGREEMENT FOR THE BRIDGE HOME (207 AND 214 S SHERMAN AVENUE):** Planner Sahlstrom answered questions from the City Council regarding the Council Action Form and site maps.

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

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 23-386 approving parking agreement for The Bridge Home (207 and 214 S Sherman Avenue).

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

**PRELIMINARY PLAT FOR NORTH SUNSET RIDGE (798 N 500<sup>TH</sup> AVENUE):** Planner Sahlstrom presented the Preliminary Plat.

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

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 23-387 approving Preliminary Plat for North Sunset Ridge (798 N 500<sup>th</sup> Avenue).

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

**FINAL PLAT FOR NORTH DAYTON INDUSTRIAL SUBDIVISION, SECOND ADDITION:** Director Diekmann reviewed that the Final Plat was for a minor subdivision with three lots total, which does not require additional public improvements.

Moved by Gartin, seconded by Rollins, to adopt RESOLUTION NO. 23-388 approving Final Plat for North Dayton Industrial Subdivision, Second Addition.

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

**FINAL PLAT FOR IOWA STATE UNIVERSITY RESEARCH PARK, PHASE III, FIFTH ADDITION:** Director Diekmann answered questions from the City Council regarding the Council Action Form.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 23-389 approving Final Plat and Accepting Public Improvements Agreement and Security.

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

**HEARING APPROVING THE SUBMITTAL OF A SUBSTANTIAL AMENDMENT TO THE CDBG/HOME 2022/23 ANNUAL ACTION PLAN:** Housing Coordinator Vanessa Baker-Latimer presented the substantial amendment to the 2022-23 CDBG/HOME Annual Action Plan.

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. 23-390 approving the submittal of substantial amendment to the CDBG/HOME 2022/23 Annual Action Plan.

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

**HEARING ON NUISANCE ASSESSMENTS:** The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 23-391 assessing costs of snow/ice removal and certifying assessments to Story County Treasurer.

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

**SECOND READING OF ORDINANCE ON REZONING WITH MASTER PLAN FOR 4098 E 13<sup>TH</sup> STREET (JT WAREHOUSE):** Moved by Betcher, seconded by Beatty-Hansen, to pass on second reading an ordinance on Rezoning with Master Plan for 4098 E 13<sup>th</sup> Street (JT Warehouse).

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

**THIRD READING AND ADOPTION OF ORDINANCE NO. 4503 ON ZONING TEXT AMENDMENT ON SETBACK ENCROACHMENTS FOR ACCESSORY STRUCTURES:**

Moved by Rollins, seconded by Betcher, to pass on third reading and adopt ORDINANCE NO. 4503.

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

**THIRD READING AND ADOPTION OF ORDINANCE NO. 4504 ON REVISING CHAPTER 28 OF THE MUNICIPAL CODE TO AMEND THE INDUSTRIAL PRETREATMENT LOCAL LIMITS:**

Moved by Beatty-Hansen, seconded by Junck, to pass on third reading and adopt ORDINANCE NO. 4504.

Roll Call Vote: 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 a letter from Steve and Anne Burgason regarding a Frontage Waiver for the Ansley Development.

Moved by Beatty-Hansen, seconded by Betcher, to request a memo from staff.

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

A memo from Building Official Sarah Van Meeteren was the second item, which was for information purposes only.

**COUNCIL COMMENTS:** The Mayor and Council Members reported on various meetings attended, upcoming meetings, community events, and items of interest.

**CLOSED SESSION:** Mayor Haila asked City Attorney Mark Lambert if there was a legal reason to go into Closed Session. Attorney Lambert replied in the affirmative citing Section 20.17(3), *Code of Iowa*, to discuss Collective Bargaining Strategy.

Moved by Betcher, seconded by Junck, to go into Closed Session at 8:17 p.m.

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

The City Council reconvened in Regular Session at 8:51 p.m.

Moved by Betcher, seconded by Rollins, to adopt RESOLUTION NO. 23-392 ratifying collective bargaining agreement with Public, Professional, and Maintenance Employees, Local 2003, for July 1, 2023, to June 30, 2024.

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

**ADJOURNMENT:** Moved by Junck, seconded by Corrieri, to adjourn the meeting at 8:52 p.m.

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

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Carly M. Watson, Deputy City Clerk

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John A. Haila, Mayor

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Renee Hall, City Clerk

*Subject to change as finalized by the City Clerk.  
For a final official copy, contact the City Clerk's Office at 515-239-5105.*