

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

OCTOBER 24, 2023

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 5:59 p.m. on the 24th day of October, 2023, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Amber Corrieri, Tim Gartin, Rachel Junck, and Anita Rollins. *Ex officio* Jeff Clark was also present. Council Member Gloria Betcher joined the meeting telephonically.

RECOGNITION OF CITY OF AMES ANIMAL SHELTER AND ANIMAL CONTROL ON ACHIEVING A 90% SAVE RATE FOR THE 2022 CALENDAR YEAR: Mayor Haila presented the award, which was accepted by Chief of Police Geoff Huff as well as Animal Control Supervisor Ron Edwards and staff from the Ames Animal Shelter. The award was bestowed from Best Friends Animal Society, a national 501(c)(3) nonprofit organization that operates the nation's largest sanctuary for homeless animals and provides adoption, spay/neuter, and educational programs. Best Friends Animal Society is leading the way to reducing euthanasia in America's animal shelters through building community programs and partnerships all across the nation.

Supervisor Edwards thanked the City Council, Chief Huff, and Mayor Haila for their support. He also shared that while the qualification needed for the award was 90%, the catch and release rate was over 98% for Ames. Supervisor Edwards expressed his gratitude to the shelter staff and volunteers for the work they do to make the animal shelter so successful.

PROCLAMATION FOR "COMMUNITY PLANNING MONTH," OCTOBER 2023: Mayor Haila presented Director of Planning and Housing Kelly Diekmann and members of the Planning and Housing Department Benjamin Campbell, Amelia Schoeneman, and Eloise Sahlstrom with the proclamation. Director Diekmann shared that the Planning and Housing Department enjoys working for the City and for the City Council.

CONSENT AGENDA: Moved by Corrieri, seconded by Beatty-Hansen, to approve the consent agenda.

1. Motion approving payment of claims
2. Motion approving Summary Minutes of Regular Meeting on October 10, 2023
3. Motion approving Report of Change Orders for period October 1-15, 2023
4. Motion approving Premise Update for Class C Retail Alcohol License – Rinconcito Hispano Tienda y Taqueria, 823 Wheeler Street
5. Motion approving Premise Update for Class C Retail Alcohol License – Levy @ Scheman Building, 1805 Center Street
6. Motion approving Ownership Update for Special Class C Retail Alcohol License – Hampton Inn & Suites, 2100 Southeast 16th Street
7. Motion approving new 5-Day (October 27 – October 31, 2023) Class C Retail Alcohol License – Mucky Duck Pub, 2601 East 13th Street

8. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Retail Alcohol License – Sams Place, 125 Main Street, Pending Dramshop Review
 - b. Special Class C Retail Alcohol License – Chicha Shack Ames Inc, 131 Welch Avenue
9. Motion approving request from ISU Homecoming Central Committee for Fireworks Permit for display from ISU Central Campus at midnight on Friday November 3, 2023, for Mass Campaniling
10. Motion directing City Attorney to Draft an Ordinance establishing No Parking on Bailey Avenue
11. Requests from ISU Homecoming Central Committee for ISU Homecoming Events on Friday November 3rd, 2023:
 - a. ExCYtement in the Streets
 - i. Motion approving Blanket Temporary Obstruction Permit
 - ii. RESOLUTION NO. 23-552 approving closure of portions of Sunset Drive, Ash Avenue, Gray Avenue, and Pearson Avenue from 4:00 p.m. to 12:00 a.m.
 - iii. RESOLUTION NO. 23-553 approving suspension of parking regulations for closed areas from 4:00 p.m. to 12:00 a.m. on Friday, November 3rd, 2023
12. RESOLUTION NO. 23-554 approving the addition of seven 45-watt LED lights on 35' bronze fiberglass street light poles at a total cost of \$54.95 plus energy charge and taxes per month to existing Alliant Energy Electric Tariff #1
13. Final Plat for Ansley Subdivision, 1st Addition (3210 Cedar Lane)
 - a. RESOLUTION NO. 23-555 approving Final Plat and Public Improvements Agreement
- ~~14. RESOLUTION NO. 23-556 authorizing and approving a Loan Agreement, providing for the sale and issuance of General Obligation Corporate Purpose Bonds, Series 2023D, and providing for the levy of taxes to pay the same~~
15. RESOLUTION NO. 23-557 setting November 14, 2023, as date of public hearing for approving sale of City-owned Lot 1 in the Baker Subdivision to Habitat for Humanity of Central Iowa
16. RESOLUTION NO. 23-558 approving professional services agreement with Sustainable Environmental Consultants, West Des Moines, Iowa, for design associated with FY 2023/24 Story County Edge-of-Field Project
17. RESOLUTION NO. 23-559 awarding contract to Ziegler Caterpillar of Minneapolis, Minnesota for purchase of three 2023 Caterpillar 430 Tractor-Loader-Backhoes with comprehensive 5-year warranty
18. RESOLUTION NO. 23-560 awarding contract to Farris Engineering, of Omaha, Nebraska, for Engineering Services to Design Load Center Replacement at the Power Plant, in the amount not to exceed \$122,822
19. RESOLUTION NO. 23-561 awarding contract to Farris Engineering, of Omaha, Nebraska, for Engineering Services to Design Standby Generation at the Power Plant, in the amount not to exceed \$100,118
20. RESOLUTION NO. 23-562 approving Change Order No. 1 with In Situ Archeological Consulting for the North River Valley Wellfield and Pipeline Project in the amount of \$35,240

21. RESOLUTION NO. 23-563 accepting the 2022/23 Asphalt Street Pavement Improvements (28th Street) project as completed by Manatt's Inc., of Ames, Iowa in the amount of \$867,082.40

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: Mayor Haila opened the Public Forum.

Richard Deyo, 505 8th Street #102, Ames, shared his concerns with community involvement.

Bob Haug, 3517 Oakland Street, Ames, presented concerns with, and alternatives to, the current waste management system in Ames. Mr. Haug shared that as a member of the Ames Climate Action Team, the group had been focused on the relationship between climate action and waste management. He stated that action was needed on a range of questions, such as volume of the system, what gets recycled, and how to handle organic waste.

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

PURCHASE OF MOBILE OPERATIONS TRAILER: Fire Chief Rich Higgins presented the Council Action Form (CAF). He shared the history of the current Incident Command Center (ICC), and how the ICC needed replacement to remain effective and dependable into the future. This goal led to discussion among City staff around purchasing a trailer which could be utilized by multiple departments in emergency and nonemergency circumstances. Chief Higgins shared that one of the goals of the trailer was versatility, to be able to meet the public where they are at to serve the various needs of the community. He also shared that this trailer could be pulled by any City vehicle so there would not be an additional license required to drive the trailer to where it was needed.

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

Moved by Rollins, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 23-564 awarding contract to JHB Group, Inc. for the purchase of a Mobile Operations Trailer, in the amount of \$214,233.60.

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

GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2023D: Mayor Haila noted that an item on the consent agenda should have been pulled for discussion.

Moved by Beatty-Hansen, seconded by Junck, to reconsider the motion to approve consent.

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

Moved by Beatty-Hansen, seconded by Corrieri, to approve the consent agenda less Item No. 14.

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

Finance Director Corey Goodenow presented the CAF and shared that issuance of these bonds was necessary to accomplish the City's approved Capital Improvement Projects during the fiscal year such as funding for infrastructure and the Fitch Family Indoor Aquatic Center. Susanne Gerlach, with PFM, presented the bids received and shared she was pleased to be able to report that the City was able to receive good rates. She shared that PFM recommends award of the bonds. Council Member Gartin gave credit to City Manager Steve Schainker and the Finance Department for placing the City in a strong financial position.

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

Moved by Gartin, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 23-556 authorizing and approving a Loan Agreement, providing for the sale and issuance of General Obligation Corporate Purpose Bonds, Series 2023D, and providing for the levy of taxes to pay the same. Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

2023/24 INTELLIGENT TRANSPORTATION SYSTEM PHASE 3: Civil Engineer Mark Gansen and Traffic Engineer Damion Pregitzer presented the CAF. Engineer Gansen stated the Phase 3 project will include installing hardware in the utility room of the Homewood Clubhouse as well as installing conduits and fiber between the clubhouse and 20th Street. Due to Federal regulations, any impacts from the project to Homewood Clubhouse needed to be fully evaluated, and the public needed to have an opportunity for Public Input to move forward with bidding the project. Engineer Gansen also noted that some of the benefits to utilizing Homewood Clubhouse were an existing climate-controlled area, no need for additional construction or maintenance, and the project will integrate Homewood Clubhouse with the rest of the City fiber network.

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

Moved by Corrieri, seconded by Junck, to adopt RESOLUTION NO. 23-565 approving conceptual design. Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

ESTABLISHMENT OF SPEED LIMITS ON OAKWOOD ROAD AND TIMBERLAND ROAD: Engineer Pregitzer gave the history of the project that necessitated the ordinance request, stating that area residents expressed a desire to address unsafe traffic speeds. A speed study was conducted by City staff which led to the proposed change in speed limit. The proposed speed limit change would also serve to help support the safety of pedestrians and bicyclists, explained Engineer Pregitzer. Staff's recommendation based on the speed study was to reduce the speed limit from 40 MPH to 35 MPH from University Boulevard to Timberland Road, while the portion of Oakwood Road from Timberland Road to State Avenue will remain 40 MPH.

Mayor Haila asked City staff to elaborate on why the speed limit would not be congruent through the stretch of road. Engineer Pregitzer stated that City staff had done a study on the entire extent of the road and found there was a natural speed break to the east, which the 2022/23 Asphalt Street Pavement Program (Oakwood Road) had enhanced. To the west, City staff expected poor compliance if the speed limit were to be lowered to 35 MPH but noted that further urbanization of the area would bring that change. Engineer Pregitzer explained that safety and crash history were evaluated as a part of the speed study.

Mayor Haila opened the Public Input.

Will Determan, 1008 Lincoln Way, shared his suggestion to reduce the speed limit to 30 MPH.

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

Moved by Gartin, seconded by Rollins, to direct City Attorney to Draft an Ordinance establishing 35 MPH speed limit on Oakwood Road from University Boulevard to Timberland Road, and 40 MPH from Timberland Road to State Avenue.

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

2024/25 SOUTH 16TH STREET ROADWAY WIDENING DESIGN PROJECT: Municipal Engineer Tracy Petersen presented the CAF, and explained this project would allow for two lanes in either direction as well as a shared used path on both sides of the roadway. She stated this would also include a new traffic signal and Americans with Disabilities Act improvements. Engineer Petersen noted that City staff had been coordinating closely with Iowa State University (ISU) Facilities Planning and Athletic Departments. These partnerships led to the decision to plan for two construction seasons to accommodate football traffic and student traffic to the veterinary school buildings.

Mayor Haila opened the Public Input.

Will Determan, 1008 Lincoln Way, stated his belief that a focus on safety was important with the number of citizens who live in the proposed construction zone.

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

Mayor Haila asked Engineer Petersen to define what widening the road would include. Engineer Petersen responded that increasing the roadway to two lanes in each direction would allow for more storage capacity for vehicles with safety in mind. Council Member Gartin noted that this was important as the current road was never designed for the traffic demand it has received as infill and intensification have increased in this area, and thanked City staff for their focus on safety throughout the project.

Moved by Gartin, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 23-566 approving Professional Services Agreement with Shive Hattery, West Des Moines, Iowa, for the 2024/25 South 16th Street Roadway Widening Design Project in an amount not to exceed \$273,250. Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

STAFF REPORT ON PURSUING A GRANT APPLICATION FOR CHAUTAUQUA PARK-RIDGEWOOD HISTORIC DISTRICT: Planner Sahlstrom presented the Staff Report and provided a brief history of the request. She shared there was extensive neighborhood outreach done, but that the next steps in the process would require a consultant. Due to the need for a consultant, the ad hoc committee representing the neighborhood was requesting support and assistance to proceed with the grant application. Planner Sahlstrom clarified that the application would be for a listing on the National Register of Historic Places, which would not have mandatory design requirements on the property. Only properties utilizing federal assistance would be subject to design restrictions. Additionally, as a Certified Local Government, the City of Ames qualifies as an applicant for two state grant programs. Planning Department staff were seeking direction on the priorities of the City Council, as the fall grant window had been extended.

Mayor Haila inquired how many staff hours would be required to pursue this project. Planner Sahlstrom explained she was still working to determine an exact number, but expected it to be under 150 hours, with the possibility of less than 80 staff hours being required once the consultant is retained. She also elaborated that the grant application would come before the City Council for approval before staff submittal. Planner Sahlstrom assured the City Council there would be more opportunity to discuss the scope of work and if the City would like to proceed at that time.

Mayor Haila opened the Public Input.

Helen Jensen, 929 Brookridge Avenue, Ames, shared her experience of the overwhelming support from the community for pursuing the grant.

David Russell, 1212 Parkway Drive, Ames, shared the unique history of the area and the pride the neighborhood would have in this designation.

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

City Manager Schainker asked staff to clarify the difference between Option One and Option Two. Director Diekmann shared the main difference between the two options was the timeframe in which action would be pursued and if the City was willing to commit funding. He furthered that the goal of staff was for the process to become consultant-driven to alleviate the burden on staff time. Director Diekmann also stated that the December 12 deadline would be the most advantageous and that preparation of the application was not a large portion of the staff hours invested in the project. Time to administer the survey attached with the project would take the most time and would fall under the consultant's purview. Council Member Betcher noted that the

professional consultant would reduce the staff hours needed considerable, and she believed the City Council should accept the recommendation on the timeframe. She also shared that as a Certified Local Government, Ames has a responsibility to identify new historic districts.

Moved by Betcher, seconded by Beatty-Hansen, to pursue Option 1- Direct staff to prepare a grant application in 2023/24 and upon notice of grant award to implement the project in FY 2024/25.

Council Member Corrieri questioned how time sensitive spending the funds from any grants would be. Director Diekmann stated there was a year to spend the funds, so the City Council could expect to see the project in the summer of 2024. Council Member Beatty-Hansen noted there were already sunk costs with staff time, and negotiations while defining the scope of work for the consultant could shift the majority of the workload off staff.

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

STAFF REPORT ON REDUCED AFFORDABLE HOUSING PARKING RATE: Planner Schoeneman presented the Staff Report and stated that this was the first step in an affordable housing initiative. She explained that currently in Ames, affordable housing has the same parking rates as market properties. Through evaluation of actual utilization rates and peer communities, staff found that one space per unit is closer to the need for affordable housing. The proposed ordinance targets households at or below 60% of the Area Median Income. Planner Schoeneman also highlighted the impact parking design has on costs, design, and sizing of affordable housing. She also explained that the ordinance has a two-tiered approval approach with contingencies for both staff and City Council approval. Furthermore, Planner Schoeneman explained the concerns presented by the Planning and Zoning Commission and how those had been rectified before the commission had endorsed the ordinance.

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

Moved by Beatty-Hansen, seconded by Junck, to pursue Option 1 - Direct staff to proceed with preparing a draft ordinance consistent with Attachment A for staff approval of a reduction to 1.0 parking spaces for two bedrooms or less and for 1.5 spaces per unit for 3- and 4-bedroom units and to allow City Council approval of additional reductions all subject to approval of minimum of a 30-year affordability agreement.

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

PLANNING DIVISION WORK PLAN UPDATE: Director Diekmann presented the Work Plan Update and requested feedback from the City Council on their priorities. He stated the Work Plan Update was intended to give the City Council a sense of the magnitude of various projects that were in progress. Director Diekmann also explained the Plan was not sequential as there were several major projects planned and in progress. Mayor Haila suggested that the City Council consider the Work Plan Update in more detail at the annual retreat in January, as that would provide time for the City Council to look in depth at the categorization of priorities. He furthered that if

there were any items the City Council wanted to see removed from the Work Plan Update, that could be done, otherwise he recommended the Work Plan Update be for information only.

Director Diekmann identified administrative exemptions, redevelopment areas, short term housing task force recommendations, and the Downtown planning effort as substantial items contributing to staff's workload. After thorough conversations about priorities, current workloads, and options moving forward, the City Council acted on several items with the rest to be considered at the City Council retreat in January.

Moved by Corrieri, seconded by Beatty-Hansen, to ask staff to reach out to Alliant and inform them that they can proceed with applying for a Zoning Text Amendment.

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

Moved by Corrieri, seconded by Rollins, to ask staff to proceed with changes to *Municipal Code* Chapter 22 regarding the Pullman Street request.

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

Moved by Betcher, seconded by Beatty-Hansen, to ask the Historic Preservation Commission to clarify why it believes *Municipal Code* Chapter 31 needs to be revised.

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

HEARING ON 2023 CDBG/HOME CONSOLIDATED ANNUAL PERFORMANCE REPORT (CAPER): Housing Coordinator Vanessa Baker-Latimer presented the CAF. Coordinator Baker-Latimer stated that for the 2022-23 program year, approximately \$248,941.67 (including administration and program income) of CDBG funds were expensed. Of the \$248,941.67, \$51,001.04 was generated program income. Approximately \$117,166.80 was administrative expenses and \$131,774.87 (including program income) were expensed on the 2022-23 program activities. Additionally, \$128,547.65 was acquisition/demolition of slum and blighted properties and \$3,227.22 was expensed on Rehabilitation/Disposition for ReUse and disposition of lots in the Baker Subdivision. Under the HOME Program, approximately \$22,360.02 was spent only on program administration. For the CDBG CARES (COVID-19) funds, approximately \$9,622.09 was expensed for program administration, and no funds were expensed on programming.

Moved by Corrieri, seconded by Gartin, to adopt RESOLUTION NO. 23-567 approving the submittal of the City's 2022/23 CAPER.

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 TRAFFIC SIGNAL PROGRAM – STATE & MORTENSEN: The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Beatty-Hansen, seconded by Rollins, to accept the report of bids.

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

Moved by Rollins, seconded by Gartin, to adopt RESOLUTION NO. 23-568 approving final plans and specification and awarding contract for 2023/24 Traffic Signal Program to Kline Electric dba Heartland Underground Solutions of Des Moines, Iowa, in the amount of \$140,755.

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

Moved by Beatty-Hansen, seconded by Junck, to adopt RESOLUTION NO. 23-569 awarding traffic signal poles purchase to Valmont Industries of Omaha, Nebraska, in the amount of \$64,676 for the 2022/23 Traffic Signal Program.

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

HEARING ON 2023 CDBG/HOME CONSOLIDATED ANNUAL PERFORMANCE REPORT (CAPER): Mayor Haila noted that the Public Hearing was mistakenly not opened on the CAPER. The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

HEARING ON AMENDMENTS TO THE DOWNTOWN URBAN REVITALIZATION AREA: Mayor Haila asked if notice had been sent to the affected property owners. Director Diekmann stated that there was a published notice to satisfy all legal requirements; however no courtesy mailing sent out. He confirmed that there were no timing issues as long as the ordinance was adopted before the end of the year. Mayor Haila suggested the Public Hearing be continued to allow for notification of the affected property owners.

The Public Hearing was opened by Mayor Haila.

Moved by Rollins, seconded by Gartin, to continue the Public Hearing to November 14, 2023.

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

Moved by Beatty-Hansen, seconded by Rollins, to table the item until November 14, 2023.

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

Moved by Rollins, seconded by Gartin, to notify the affected parties on the 100 Block of Kellogg Avenue of the proposed amendments to the Downtown Urban Revitalization Area.

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

HEARING ON ZONING TEXT AMENDMENT FOR LANDSCAPE AND OPEN SPACE EXCEPTIONS RELATED TO ELECTRIC VEHICLE CHARGING EQUIPMENT: The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Corrieri, seconded by Junck, to approve on first reading an Ordinance on Zoning Text Amendment for Landscape and Open Space Exceptions related to Electric Vehicle Charging Equipment.

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

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted that there were three items to consider. A memo from the Historic Preservation Commission regarding *Municipal Code* Chapter 31 revisions was first. Mayor Haila noted that this memo had been addressed in conjunction with a previous item.

Next, an email from Rebecca Flint addressing a request to limit the hours of garbage hauler operations was discussed.

Moved by Beatty-Hansen, seconded by Junck, to request Mayor Haila respond that the City Council is looking into waste management systems.

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

Keith Abraham, Parks and Recreation Director, submitted a memo about USDA Forestry Grant Acceptance. City Manager Schainker stated this item was for information only and would come back with an agreement at a later date.

COUNCIL COMMENTS: Council Member Gartin shared that it was great to have a reporter from the Ames Tribune available to cover the City Council meetings to keep the community up to date.

Ex-officio Jeff Clark encouraged all who would be able to attend the joint meeting of the Ames City Council and ISU Student Government to look through the agenda for the meeting on Wednesday, October 25, 2023. He expressed his excitement for the discussions and topics.

Council Member Betcher shared that she hoped to attend the joint meeting and thanked the City Council for accommodating her via Zoom.

ADJOURNMENT: Moved by Beatty-Hansen, seconded by Corrieri, to adjourn at 7:48 p.m.

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



Grace Bandstra, Deputy City Clerk



John A. Haila, Mayor



Renee Hall, City Clerk