

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

DECEMBER 13, 2022

The regular meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on the 13th day of December, 2022, 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* Member Bryce Garman was also present.

GOVERNMENT FINANCE OFFICERS ASSOCIATION DISTINGUISHED BUDGET PRESENTATION AWARD FOR FY 2022/23: Mayor Haila announced the 2022-23 City of Ames Budget received the Government Finance Officers Association Distinguished Budget Award and presented it to Finance Director Corey Goodenow and Budget Officer Nancy Masteller. He noted that this award has been received for 37 consecutive years, highlighting that it is a testament to the work of the City of Ames Finance Department.

CONSENT AGENDA: Council Member Gartin requested to pull Item No. 20, and Council Member Rollins shared her agreement. Mayor Haila noted that the City Council was working from an amended agenda, highlighting the change of wording for Item No. 13 and the additional item of a closed session.

Moved by Betcher, seconded by Corrieri, to approve the consent agenda less Item No. 20, resolution approving changes to Smart Energy Rebate Program as proposed by City staff.

2. Motion approving payment of claims
3. Motion approving Minutes of Special Meeting on November 15, 2022, and Regular Meeting on November 22, 2022
4. Motion approving Report of Change Orders for period November 16-30, 2022
5. Motion setting the following Special City Council meeting dates:
 - a. January 17, 2023, at 5:15 PM for CIP Work Session
 - b. February 3, 2023, at 2:00 PM for Budget Overview
 - c. February 7, 8, 9, and 14, 2023 at 5:15 PM for Budget Hearings and Wrap-Up
6. Motion cancelling the Regular City Council Meeting on December 27, 2022, due to the holiday closure of City Offices
7. Motion approving ownership update for Class C Beer Permit and Class B Wine Permit - Hy-Vee Fast and Fresh #1, 4018 West Lincoln Way
8. Motion approving premise update for Class E Liquor License, Class C Beer Permit, and Class B Wine Permit with Sunday Sales – Tobacco Outlet Plus, 204 S. Duff Ave
9. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor License with Sunday Sales – Cyclone Liquors, 626 Lincoln Way
 - b. Class C Liquor License with Outdoor Service and Sunday Sales – Café Beau, 2504 Lincoln Way

- c. Class B Beer with Outdoor Service and Sunday Sales – Torrent Brewing Co LLC, 504 Burnett Avenue
10. RESOLUTION NO. 22-610 directing the City Attorney's Office to draft an ordinance enacting the proposed changes to parking regulations in the Somerset Town Home and Row House Association Area
 11. RESOLUTION NO. 22-611 to adopt the Downtown Residential Overnight Parking Hang Tag Program as a permanent part of the parking system
 12. RESOLUTION NO. 22-612 approving reappointment of Council Member Amber Corrieri to the Ames Economic Development Committee (AEDC)
 13. RESOLUTION NO. 22-613 approving appointment of Council Member Rachel Junck to the Ames Convention and Visitors Bureau (ACVB) with her term effective January 1, 2023, and expiring December 31, 2024, and reappointment of Council Member Gloria Betcher to the ACVB with her term effective as of January 1, 2023, and expiring December 31, 2023
 14. RESOLUTION NO. 22-614 approving reappointment of Council Member Bronwyn Beatty-Hansen to the Transit Board
 15. RESOLUTION NO. 22-615 approving biannual Sustainability Report by Sustainability Coordinator
 16. RESOLUTION NO. 22-616 approving the Commission on the Arts (COTA) Spring 2023 Special Project Grant Contracts
 17. RESOLUTION NO. 22-617 approving the Corporate Resolution designating the Finance Director, City Treasurer, and Assistant City Manager supervising the Finance Department as employees authorized to conduct financial and banking business on behalf of the City of Ames
 18. RESOLUTION NO. 22-618 correcting date of Public Hearing for North Sunset Ridge to January 10, 2023, and partially rescinding Resolution No. 22-600
 19. RESOLUTION NO. 22-619 approving addition of three 45-watt LED lights on 35' bronze fiberglass street light poles at Domani Subdivision, Plat 2 to the existing Alliant Energy Electric Tariff #1
 20. RESOLUTION NO. 22-620 approving changes to Smart Energy Rebate Program as proposed by City staff
 21. RESOLUTION NO. 22-621 approving amendment to the tower lease agreement with Sprint Spectrum L.P. for cellular antenna equipment at Mortensen and County Line Road Water Tower (MAC Water Tower)
 22. RESOLUTION NO. 22-622 approving Change Order No. 4 to the Professional Services Agreement with HDR Engineering, Inc. for additional construction phase services associated with the North River Valley Wellfield Project in the additional amount of \$73,600
 23. RESOLUTION NO. 22-623 approving Change Order No. 1 to Tri-City Electric Company of Iowa, Davenport, Iowa, for additional Electrical Maintenance Services Contract in the amount not to exceed \$85,000
 24. RESOLUTION NO. 22-624 approving Memorandum of Agreement with Iowa Department of Transportation to share its CDL skills testing site with CyRide
 25. RESOLUTION NO. 22-625 setting January 10, 2023, as date of public hearing for establishment of water and sanitary sewer connection districts in the Prairie View Industrial

Area and directing City Attorney to prepare ordinances to establish these districts to recover City costs to install utilities as the properties are developed

26. RESOLUTION NO. 22-626 approving preliminary plans and specifications for Power Plant Maintenance Services Contract, and establish January 25, 2023, as bid due date and February 14, 2023, as date of public hearing and award of contract
27. RESOLUTION NO. 22-627 approving preliminary plans and specification for Unit 8 Electrostatic Precipitator Insulation & Lagging and establish January 25, 2023, as bid due date and February 14, 2023, as date of public hearing and award of contract
28. RESOLUTION No. 22-628 approving preliminary plans and specifications for Combustion Turbine Fuel Oil Pipe Installation and establish January 25, 2023, as bid due date and February 14, 2023, as date of public hearing and award of contract
29. RESOLUTION NO. 22-629 approving plans and specifications for 2021/22 Concrete Pavement Improvements (Stange and 24th) and setting January 18, 2023, as bid due date and January 24, 2023, as date of public hearing
30. RESOLUTION NO. 22-630 approving plans and specifications for 2022/2023 Downtown Street Pavement Improvements – Alley (5th Street-6th Street between Duff Avenue to Douglas Avenue) and setting January 18, 2023, as bid due date and January 24, 2023, as date of public hearing
31. RESOLUTION NO. 22-631 approving plans and specifications for the 2022/23 Fire Station 3 PCC Replacement and setting January 18, 2023, as bid due date and January 24, 2023, as date of public hearing
32. RESOLUTION NO. 22-632 approving plans and specifications for the 2022/23 Seal Coat Pavement Improvements and Neighborhood Curb Program Project (Murray Drive-Northwestern Avenue to Grand Avenue) and setting January 18, 2023, as bid due date and January 24, 2023, as date of public hearing
33. RESOLUTION NO. 22-633 awarding contract to Stew Hansen Dodge, Des Moines, Iowa, for one 2023 RAM ProMaster 2500 Cargo Van, on behalf of Mid-Iowa Community Action Agency (MICA) in conjunction with the CARES Round 2, in the amount of \$52,920
34. RESOLUTION NO. 22-634 awarding six-month contract to Rowell Chemical Corporation, Hinsdale, Florida, in the amount of \$2.27/gallon for purchase of liquid sodium hypochlorite for use at the Water Plant and Power Plant
35. RESOLUTION NO. 22-635 awarding contract to AP4 Energy Services LLC, Lakeland, Florida, for Engineering Services for Combustion Turbine Controls Upgrade in the amount of \$149,670
36. RESOLUTION NO. 22-636 awarding contract to Atlas Copco Compressors LLC, Rock Hill, South Carolina, for purchase replacement 72 Instrument Air Compressor in the amount of \$85,365.67 (inclusive of Iowa Sales Tax)
37. RESOLUTION NO. 22-637 awarding contract to Locality Media, Inc. of Garden City, New York, for Records Management Software for the Fire Department in the amount not to exceed \$168,850 over the next five years
38. RESOLUTION NO. 22-638 awarding contract to Carrier Access IT, LC, of Clive, Iowa, for the Virtualization Environment in the amount not to exceed \$424,640.27

39. RESOLUTION NO. 22-639 awarding contract to DNV GL USA INC of Katy, Texas, for the Asset Management Software Solution for the Electric Services Substations in the amount not to exceed \$222,500.00
40. RESOLUTION NO. 22-640 accepting completion of 2021/22 Downtown Pavement Improvements – Alley (Duff to Sherman Avenue)
41. RESOLUTION NO. 22-641 accepting completion of the contract for the Ada Hayden Heritage Park Wetland Dredging Project
42. RESOLUTION NO. 22-642 approving Minor Final Plat for Compass Subdivision Plat 2
43. RESOLUTION NO. 22-643 approving Major Final Plat for Domani Subdivision, 2nd Addition
Roll Call Vote: 6-0. Motion/Resolutions declared carried/adopted, signed by the Mayor, and hereby made a portion of these Minutes.

CHANGES TO SMART ENERGY REBATE PROGRAM AS PROPOSED BY CITY STAFF: Council Member Gartin highlighted that this was a great moment to focus on opportunities that are moving forward under the climate action efforts. Electric Services Director Don Kom introduced the item, showcasing the key changes to the Smart Energy Rebate Program:

- Add Energy Star freezers, induction stoves, and electric lawn mowers to appliance rebates
- Increase air-source heat pump rebate
- Increase geothermal rebate
- Increase electric vehicle (EV) charger rebate
- New criteria and rebate amount for Net-Zero Ready New Home Rebate

Director Kom discussed the reasoning behind each change, noting the increase in rebates as an incentive to encourage desired habits and installations for broader energy efficiency practices.

Moved by Gartin, seconded by Junck, to adopt RESOLUTION NO. 22-620 approving changes to Smart Energy Rebate Program as proposed by City staff.

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 the Public Forum.

Grant Olsen, 3812 Ontario Street, shared that as the City Council approaches the Budget Planning process for the next fiscal year, he encourages the City Council Members to consider going fare free to increase equity for the public transit system and for progress regarding climate action.

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

FITCH FAMILY INDOOR AQUATIC CENTER: Parks and Recreation Director Keith Abraham introduced the item by reviewing the three parts necessary to move forward with construction of the Fitch Family Indoor Aquatic Center. He highlighted the key components of each contract presented to the City Council as highlighted in the corresponding Council Action Form and entertained questions.

Council Member Betcher inquired about the re-routing of the INC Fiber outlined in the Iowa Department of Transportation's Offer to Buy for 122 North Oak Avenue. Director Abraham noted that the re-routing is expected to be complete before the site walkthrough on January 5th, 2023.

Council Member Gartin asked about a second appraisal for the site due to the soil remediation for the contamination on the property. Director Abraham stated that in multiple conversations with DOT staff regarding the possibility of seeking a second appraisal, DOT staff was not willing to negotiate and would be asking compensation for the original appraisal amount. Council Member Gartin shared his distaste for the situation, noting the remediation of the contamination is being joisted on the taxpayers of Ames. He followed up by inquiring about the possibility of adding geothermal to the site. Mr. Abraham responded that City staff will continue to work with the Department of Natural Resources to determine if the site is fit for geothermal, though it is unclear at this point in time. Council Member Gartin shared that he would be voting against the Offer to Buy as there was a second site proposed just a few blocks away that was better suited for the facility and had no threat to the health and safety of the community. He noted that he will in the future vote to support the Fitch Family Aquatic Center to make it the best facility that it can be to service the generations of Ames residents.

Mayor Haila requested that Director Abraham elaborate on the scope of services from RDG Planning and Design to highlight the other consultants and contractors listed. Director Abraham shared that RDG Planning and Design does not provide environmental consulting services and an outside consultant was hired by the City to render the necessary services.

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

Moved by Betcher, seconded by Rollins, to adopt RESOLUTION NO. 22-644 authorizing submittal to the Iowa Department of Transportation of an offer to buy property located at 122 North Oak Avenue, Ames, in the amount of \$2,900,000 and entering into the Mutual Benefit Sales Lease Agreement with the Iowa Department of Transportation until such time the State Land Patent for 122 North Oak Avenue is delivered to the City.

Roll Call Vote: 5-1. Voting Aye: Beatty-Hansen, Betcher, Corrieri, Junck, Rollins. Voting Nay: Gartin.

Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Corrieri, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 22-645 awarding contract to Story Construction of Ames, Iowa, for Construction Management Services, in the amount of \$1,392,229.

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

Moved by Rollins, seconded by Corrieri, RESOLUTION NO. 22-646 awarding contract to RDG Planning and Design of Des Moines, Iowa, for Architectural Services in an amount not to exceed \$1,783,850.

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

Director Abraham reviewed the project timeline, highlighting the grand opening is anticipated for the Fall of 2025.

321 STATE AVENUE BAKER SUBDIVISION 9% LIHTC RFP REVIEW: Housing Coordinator Vanessa Baker-Latimer presented the revised Request for Proposals for the third solicitation for a partner in the development of the Baker Subdivision. She shared that the revisions had been communicated with the neighborhood and were now in front of the City Council for input and approval. She highlighted the key changes for the proposal, noting the 9% Low-Income Housing Tax Credit (LIHTC) which was selected in order to secure additional financial resources for development of affordable family housing on the site.

Council Member Betcher inquired about the background of the interested contractors and their experience with Section 8 Housing. Ms. Baker-Latimer noted that the contractors had experience with Section 8 vouchers in their units, but limited experience with setting aside a set number of units for Section 8 Housing as the RFP requires.

Council Member Gartin asked about the subsidy for low-income housing and inquired about the amount the City would be contributing toward each unit. Planning and Housing Director Kelly Diekmann discussed the factors for the cost per unit, informing Council Member Gartin that the number was inconclusive at this point as infrastructure costs would have to be also evaluated.

Mayor Haila asked for clarification on the terms “transitional housing unit” and “permanent supportive housing.” Ms. Baker-Latimer responded by highlighting that transitional housing would be for homeless families who need a place to stay short-term during the waiting period to be placed into a permanent housing situation. She noted that it similar to but differs from permanent supporting housing where the agency would contract with the landlord for housing units.

Mayor Haila opened the Public Forum.

Andrew Allen, President and CEO of Youth and Shelter Services (YSS), 420 Kellogg Avenue, Ames, shared his excitement around this project and discussed the experience YSS had with similar projects, specifically in Des Moines and Mason City. He noted that the developer from the Des Moines project would be interested in submitting a proposal for the Baker Subdivision if the City Council amended the RFP because YSS would be interested in partnering on the project. Mr. Allen encouraged the City Council to amend the RFP to include permanent supportive housing at a set aside of 10%. He supported his request by noting that the age range most in need of this housing are youth who have aged out of foster care and discussed what that program looked like.

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

The City Council engaged in robust conversation regarding the request from Mr. Allen. Council Member Corrieri shared her concern about agency limitations and what that would look like. Council Member Gartin discussed meeting the needs of the community and Housing Coordinator Baker-Latimer responded by informing the City Council of funding that will be coming available to address affordable housing in the next calendar year. To conclude the discussion, the Council Members agreed to move forward with the RFP without making the amendment to include permanent supportive housing.

Moved by Rollins, seconded by Betcher, to direct staff to issue a Request for Proposals (RFP) to solicit a partner developer in connection with the development of 9% Low-Income Housing Tax Credit (LIHTC) units in the Baker Subdivision.

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

BUDGET ISSUES/GUIDELINES: City Manager Steven Schainker shared that this is the time of year staff comes before the City Council to discuss the budget for the next fiscal year before finalizing the recommendations. He noted that the purpose of the presentation was to understand the priorities of the City Council and get direction.

Finance Director Corey Goodenow presented the Fiscal Year 2023-24 City Council Budget Issues report, reviewing the overall economic condition of the City before diving into changes to the Iowa Property Tax system. Mayor Haila and City Assessor Shari Plagge shared their insight as to the changes to the property tax system and how it would affect the City of Ames. Mr. Goodenow continued the presentation of the report, highlighting issues that may impact the City Council's budget decisions, including the projected revenues and expenditures.

Council Member Betcher asked how the City Council should evaluate allocations for funding in light of the current budget situation. City Manager Schainker responded that it has always been his recommendation to be as conservative as possible and noted that staff is comfortable with the City Council allocating the recommended 5% increases for funding requests based on the available balances.

Assistant City Manager Deb Schildroth presented the Human Services Funding requests for FY 2023-24 through the Analysis of Social Services Evaluation Team (ASSET). She explained that Central Iowa Community Services (CICS) continues to fund mental health and disability services separately from the ASSET process before highlighting the noteworthy agency requests for the next fiscal year, which included a new agency request from The Community Academy. She concluded by noting that the ASSET funds requested by agencies total 11.84% over the current fiscal year budgeted amount.

The City Council Members participated in detailed conversation concerning Human Services to guide the decision regarding funding options.

Moved by Gartin, seconded by Beatty-Hansen, to approve an 8% increase to last year's budget. Vote on motion: 3-3. Voting Aye: Beatty-Hansen, Gartin, Junck. Voting Nay: Betcher, Corrieri, Rollins. Motion failed.

Moved by Corrieri, seconded by Beatty-Hansen, to approve a 6% increase from last year's budget. Vote on Motion: 6-0. Motion declared carried unanimously.

Assistant City Manager Brian Phillips announced the requests for Performing Arts Funding through the Commission on the Arts (COTA). He highlighted that requests are up by 20.5% from the previous year. He explained how the Commission utilizes funding for annual grant contracts and special project grant contracts before entertaining questions.

Council Member Betcher inquired about the results of the special project grants and what that funding brought to the community. Mr. Phillips shared that organizations use special project grants to bring artists in to host a workshop or seminar, put on an additional performance or exhibition, and more. He stated that the goal of the special project grants is for the organizations to think creatively when it comes to performing arts.

Moved by Betcher, seconded by Beatty-Hansen, to approve a 6% increase from last year's budget. Vote on Motion: 5-0-1. Gartin abstained due to conflict of interest. Motion declared carried.

The funding requests from Outside Organizations were presented by Assistant City Manager Brian Phillips. He stressed that this evaluation is always difficult because it is comparing very different activities across multiple different funding sources. Mr. Phillips noted that the total request for FY 2023-24 is up by 20.1% from the previous year, and summarized the requests received.

Council Member Corrieri inquired if staff would be able to request additional funding information from the organizations. Mr. Phillips replied in the affirmative and Council Member Corrieri requested that more detailed funding information be solicited from Hunziker Youth Sports Complex due to the notable increase in their funding request over the current fiscal year. Assistant City Manager Phillips noted that staff would seek out that information and have it available to the City Council in February when the funding allocations are presented by staff in February of 2023.

Moved by Junck, seconded by Betcher, to approve an increase of 6% on the local option sales tax option only.

Vote on Motion: 5-0-1. Corrieri abstained due to conflict of interest. Motion declared carried.

Assistant City Manager Phillips presented the funding request from the Public Art Commission. He noted that the Commission is not requesting an increase in funding and has maintained a healthy account balance to fund a number of projects.

Council Member Betcher asked about the capacity of the Commission to continue pilot projects such as the Storm Drain Art Project and Fire Hydrant Painting Program. Mr. Phillips noted that

the Commission desires experience with these projects and see how the artwork withstands varying weather conditions before making further investments. He shared some of the upcoming projects the Commission has shown interest in or are currently working on, noting that if the City Council has a particular initiative, a referral can be sent to the Commission. Additionally, he noted that the Public Art Inventory has grown substantially, and the Commission is undergoing an evaluation to maintain the integrity of the current art inventory.

Council Member Betcher inquired about the Small Art Grant and the Capital Arts Grant. Assistant City Manager Phillips provided a report of the status of each project, noting that he would have to look into the remaining funding for each program.

City Manager Schainker highlighted other points of funding that the City Council may want to consider in the budgeting process, including facility improvements for the Animal Shelter and Fire Station No. 2.

Mayor Haila recessed the meeting at 8:24 p.m. and the meeting reconvened at 8:29 p.m.

HEARING ON 2022/23 ASPHALT STREET PAVEMENT IMPROVEMENTS (28TH STREET): Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 22-647 approving final plan and specifications and awarding contract to Manatt's, Inc., Brooklyn, Iowa, in the amount of \$846,926.84.

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

HEARING ON PROPOSED ZONING TEXT AMENDMENT TO ALLOW A 20% REDUCTION TO REQUIRED PARKING FOR CERTAIN COMMERCIAL AND INDUSTRIAL USES ON SITES WITH MORE THAN 100 PARKING STALLS: Planning and Housing Director Kelly Diekmann noted that the text amendment was consistent with the direction from the City Council for parking. He reviewed the deductions listed in the code and clarified that the text amendment would not be applicable to special purpose districts such as the Hospital/Medical District or the Downtown Gateway.

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

Moved by Rollins, seconded by Gartin, to pass on first reading an ordinance on a Zoning Text Amendment to allow a 20% reduction to Required Parking for Certain Commercial and Industrial Uses on Sites with more than 100 Parking Stalls.

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

HEARING ON PROPOSED ZONING TEXT AMENDMENT TO AMEND THE HOME OCCUPATION REGULATIONS: Mayor Haila opened the Public Hearing and noted staff requested to continue the hearing to January 10th, 2023.

Moved by Betcher, seconded by Gartin, to continue hearing to January 10th, 2023.
Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Gartin, seconded by Rollins, to advertise the Public Hearing to alert the general public to the amendment and notify individuals with home occupations that the option to speak on the topic is available at the meeting,
Vote on Motion: 6-0. Motion declared carried unanimously.

HEARING ON REZONING WITH A MASTER PLAN THE PROPERTY ON THE SOUTHWEST CORNER OF CAMERON SCHOOL ROAD AND GEORGE WASHINGTON CARVER AVENUE FROM “A” (AGRICULTURAL) TO “FS-RL” (SUBURBAN RESIDENTIAL LOW-DENSITY) AND “FS-RM” (SUBURBAN RESIDENTIAL MEDIUM-DENSITY): Planner Julie Kruse presented the rezoning with Master Plan, noting that the request is to rezone the approximately 85.62 acres of the larger 105.62-acre area from Agricultural (A) to Suburban Residential Low Density (FS-RL) to Suburban Residential Medium Density (FS-RM) to accommodate the future “Bluffs at Dankbar Farms” development. The remaining 20 acres of the site would retain Agricultural zoning within the Master Plan. Ms. Kruse reviewed the street layout and infrastructure, while also highlighting the requirements for open space and natural areas within the development as well as the sanitary sewer capacity.

Planner Kruse clarified that staff is recommending approval with the condition that the environmental overlay be applied, which is commonly seen for developments that are close in proximity to the Ioway Creek.

Council Member Rollins inquired about commercial use within the development. Planner Kruse explained that the 20-acre area retaining the Agricultural zoning includes the Neighborhood Core designation and RN-3 designation. This area is not being rezoned at this time as the developer seeks to sell the land to a religious institution, thus commercial development is not anticipated at this time, though it is allowed within Plan 2040. Council Member Gartin asked about how taxation on the land is affected by the zoning designation. Director Diekmann responded by noting that the zoning designation does not have an effect on the taxable value of the land before explaining the walkable neighborhood model for the development per the request of Council Member Rollins.

The Public Hearing was opened by Mayor Haila.

Kurt Friedrich, Friedrich Land Development, 100 6th Street, Ames, shared his joy in bringing the project before the City Council after purchasing the land almost eight years prior. He thanked the Dankbar and Munch Families as well as City staff for their assistance in bringing the project to this point. He stated that the development will fill the much-needed options for both rental and

owner-occupied housing. Mr. Friedrich concluded by noting that the religious use on the corner of the property will be a nice anchor for the development and staff at Friedrich are excited to break ground in 2023.

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

Moved by Gartin, seconded by Corrieri, to pass on first reading an ordinance rezoning with a Master Plan the property on the Southwest Corner of Cameron School Road and George Washington Carver Avenue from “A” (Agricultural) to “FS-RL” (Suburban Residential Low-Density) and “FS-RM” (Suburban Residential Medium-Density).

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

HEARING ON URBAN RENEWAL AREA PLAN FOR 2105 AND 2421 NORTH DAYTON AVENUE (SMALL LOT INDUSTRIAL SUBDIVISION): Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Betcher, seconded by Rollins, to adopt RESOLUTION NO. 22-648 approving Urban Renewal Plan and establishing an Urban Renewal Area.

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

Moved by Betcher, seconded by Corrieri, to pass on first reading an ordinance creating Tax-Increment Financing District.

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

FIRST PASSAGE OF ORDINANCE TO AMEND MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY AMENDING CHAPTER 28, DIVISION 1 FOR THE PURPOSE OF ESTABLISHING A COMMERCIAL ELECTRIC VEHICLE CHARGING RATE AND UPDATES TO THE INDUSTRIAL TIME-OF-USE RATE: Director Kom shared that the amendment is intended to promote off-peak charging to encourage broader adoption of electric vehicles, reduce impacts of on-peak energy demands, and capitalize on lower off-peak energy rates. He noted that off-peak charging benefits all ratepayers by selling more energy during periods that do not contribute to overall system peak. This proposed rate offers a discount in the demand cost for energy used between 9 p.m. and 9 a.m., when energy prices per kWh are lower than market energy purchased during the daylight hours.

Council Member Gartin highlighted the immense benefit of this amendment for commercial customers in the community, inquiring if staff had been in conversation with potential interested parties. Director Kom stated that staff had been in communication with a number of different commercial businesses who expressed great interest, he also noted that City of Ames departments, such as CyRide, would benefit as well.

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

Moved by Betcher, seconded by Corrieri, to pass on first reading an ordinance to amend Municipal Code of the City of Ames, Iowa, by amending Chapter 28, Division 1, for the purpose of establishing a Commercial Electric Vehicle Charging Rate and Updates to the Industrial Time-of-Use Rate.

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

SECOND PASSAGE OF ORDINANCE TO AMEND MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY AMENDING CHAPTER 12, SECTION 12.2 AND 12.3 FOR THE PURPOSE OF ESTABLISHING ELECTION OF HOSPITAL TRUSTEES, TERM OF OFFICE AND QUALIFICATIONS: Moved by Betcher, seconded by Rollins, to pass on second reading an ordinance to amend Municipal Code of the City of Ames, Iowa, by amending Chapter 12, Section 12.2 and 12.3, for the purpose of establishing election of hospital trustees, term of office and qualifications.

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

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted that there were six items to consider.

The first item was an email from Chad Miller inquiring about the City Code regarding the use of snowmobiles. Moved by Gartin, seconded by Beatty-Hansen, to refer to staff for a memo.

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

An email from Tom Russell was the second item regarding Shared Use Path winter maintenance. Moved by Beatty-Hansen, seconded by Gartin, to refer to staff for a memo regarding shared use path winter maintenance, including written policy if available.

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

The third and fourth items were from Mayor Popp from the City of Gilbert and the Story County Board of Supervisors regarding the extension of the current Ames Urban Fringe Plan.

Moved by Betcher, seconded by Rollins, to place the extension of the plan on the December 20th, 2022, City Council agenda.

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

An email from Amelia Winfrey was the fifth item regarding bike and pedestrian safety along George Washington Carver Avenue and West 190th Street. Mayor Haila agreed to respond back to Ms. Winfrey to discuss this item as appropriate, where there is jurisdiction, and explain the Bike and Pedestrian Master Plan input process.

The sixth item was a letter from Melissa McGarry, Executive Director of the Mary Greeley Foundation, regarding a request for funding for the Alternative Response for Community Health

(ARCH) Program. Moved by Gartin, seconded by Rollins, to direct the City Manager to explore ways to fund a portion of or all of the request in the FY 2023-24 budget.

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

COUNCIL COMMENTS: Council Member Beatty-Hansen shared that she received a sweatshirt from Richard Deyo this evening and expressed her gratitude.

Council Member Rollins noted that she had received communication from a community member regarding front yard fencing. She wanted to open this topic for discussion, citing the climate action goals, as the limitations of the current front yard fencing standards have an adverse effect on the ability for residents to maintain vegetable garden in front of their home. The City Council Members engage in short discussion with Planning and Housing Director Diekmann.

Moved by Rollins, seconded by Beatty-Hansen, to refer to staff for a memo on front yard fencing. Vote on Motion: 4-2. Voting Aye: Beatty-Hansen, Betcher, Junck, Rollins. Voting Nay: Corrieri, Gartin. Motion declared carried.

Council Member Gartin extended his condolences to the family of Bill Bergan, who recently passed away. Mr. Gartin noted that Mr. Bergan had an enormous contribution to the community and was one of those people that were the glue behind the community.

Council Member Betcher reiterated the thanks to the ASSET board members. She noted that she is always impressed with the work of the volunteers. She also wished all of the Iowa State students well during finals week.

Mayor Haila shared that Wreaths Across America would be hosting a wreath laying ceremony at the Ames Municipal Cemetery on Saturday, December 18th, 2022, at 11:00 a.m. to honor veterans this holiday season. He invited all to attend the event.

CLOSED SESSION: Mayor Haila asked City Attorney Mark Lambert if there was a legal reason to go into Closed Session. Mr. Lambert replied in the affirmative, citing Section 21.51 (1)c, *Code of Iowa*, to discuss items presently in or threatened to be in litigation.

Moved by Gartin, seconded by Betcher, to go into Closed Session.

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

The City Council entered into a Closed Session at 9:14 p.m. and reconvened in Regular Session at 9:33 p.m.

ADJOURNMENT: Moved by Beatty-Hansen, seconded by Betcher, to adjourn the meeting at 9:34 p.m.

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

Carly M. Watson, Deputy City Clerk

John A. Haila, Mayor

Renee Hall, City Clerk