

**SUMMARY OF MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL
AMES, IOWA** **DECEMBER 12, 2023**

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 5:59 p.m. on the 12th day of December, 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* Jeff Clark was also present.

PROCLAMATION FOR "WREATHS ACROSS AMERICA DAY," DECEMBER 16, 2023: Mayor Haila presented the proclamation to Cliff and Jamie Barker who were presenting on behalf of the American Legion Riders. Mrs. Barker invited the community to attend a ceremony at Ames Municipal Cemetery, Saturday, December 16, 2023, at 11:00 a.m. to honor the memory of veterans in Ames and to participate in the laying of 1,800 wreaths on graves.

PRESENTATION OF GOVERNMENT FINANCE OFFICERS ASSOCIATION DISTINGUISHED BUDGET PRESENTATION AWARD: Mayor Haila presented the award to Director of Finance Corey Goodenow and Budget Manager Nancy Mastellar, and shared this was the 38th consecutive year that the City of Ames had earned the award.

FITCH FAMILY INDOOR AQUATIC CENTER COUNCIL QUESTIONS FOLLOW-UP: Mayor Haila noted that the City Council was working from an amended agenda, and this item had been pulled and moved to the December 19, 2023, meeting of the Ames City Council.

CONSENT AGENDA: Council Member Rollins requested to pull Item No. 10.
Moved by Betcher, seconded by Corrieri, to approve the consent agenda, less Item No. 10.

3. Motion approving payment of claims
4. Motion approving Summary of Minutes of the Regular Meeting on November 14 and November 28, 2023
5. Motion approving Report of Change Orders for period November 16-30, 2023
6. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Retail Alcohol License, Cyclone Liquors, 626 Lincoln Way (Back Room Only)
 - b. Class C Retail Alcohol License, Mickey’s Irish Pub, 109 Welch Avenue
 - c. Class C Retail Alcohol License, Café Beau, 2504 Lincoln Way, Pending Dramshop Review
 - d. Class C Retail Alcohol License, Torrent Brewing Co., 504 Burnett Avenue
7. RESOLUTION NO. 23-612 approving the list of individuals authorized to sign documents with the USDA related to the City of Ames Watershed-based Nutrient Reduction Program
8. RESOLUTION NO. 23-613 providing authorization to submit a Certified Local Government (CLG) Grant Application to the Iowa Economic Development Authority, State Historic Preservation Office to fund a National Register Nomination of Chautauqua Park & Ridgewood Historic District
9. RESOLUTION NO. 23-614 approving of request from Heartland of Story County to Sublease Office Space to Bethany Life and Central Iowa Retired and Senior Volunteer Program at the City-Owned Property located at 205 S Walnut Avenue
10. ~~RESOLUTION NO. 23-615 approving the Commission on the Arts (COTA) Spring 2024 Special Project Grant Contracts~~

11. RESOLUTION NO. 23-616 approving amended Health Insurance Administrative Services Contract documents from Wellmark for administrative services, specific and aggregate excess insurance, and access fees for benefits effective from January 1, 2024, to June 30, 2024
 12. RESOLUTION NO. 23-617 approving Pharmacy Benefit Manager (PBM) Services Contract with Carelon RX effective January 1, 2024
 13. RESOLUTION NO. 23-618 awarding contract to Titan Machinery, of Des Moines, Iowa, for purchase of one 2024 Case 621G-2-XR Wheel Loader for the Street Maintenance Division of the Public Works Department
 14. RESOLUTION NO. 23-619 awarding contract to Altorfer Power Systems of Cedar Rapids, Iowa, for the Caterpillar G379 Methane/Natural Gas Engine Generator Overhaul Project for the base bid plus the bid alternate in a combined total of \$167,655.05; and authorizing the transfer of funds from the MG #1 replacement project to the MG2/MG3 Overhaul project
 15. RESOLUTION NO. 23-620 approving Change Order No. 1 in the amount of \$178,185.97 to Flowserve Corporation, Chicago, IL, for the Unit 7 Boiler Feedwater Pump No. 2 Inspection and Repair Project
 16. RESOLUTION NO. 23-621 approving contract and bond for 2022/23 Storm Water Erosion Control (Clear Creek Bank Stabilization) with Iowa Earth Works of Huxley, Iowa
 17. RESOLUTION NO. 23-622 accepting CT1 Return to Service project as completed by MMC Contractors National Inc., in the amount of \$1,560,232.68 and approving reduction in retainage
 18. RESOLUTION NO. 23-623 accepting the 2020/21 Shared Use Path System Expansion - Vet Med Trail (S.16th Street to S. Grand Avenue) as completed by Jasper Construction Services, Inc. of Newton, Iowa in the amount of \$331,372.85
 19. RESOLUTION NO. 23-624 approving partial completion and reducing financial security for public improvements of North Dayton Subdivision to \$423,758.25
- Roll Call Vote: 6-0. Motions/Resolutions declared carried/adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

COMMISSION ON THE ARTS (COTA) SPRING 2024 SPECIAL PROJECT GRANT CONTRACTS: Council Member Rollins clarified that there were \$5,228 in available funds, which were all expended by administering the programs.

Moved by Rollins, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 23-615 approving the Commission on the Arts (COTA) Spring 2024 Special Project Grant Contracts.

Roll Call Vote: 6-0. Resolution 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, wished the City Council a Merry Christmas.

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

NEIGHBORHOOD LIQUOR AND SMOKES, 3505 LINCOLN WAY, SUITE 105: Chief of Police Geoff Huff presented the Council Action Form (CAF).

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

Moved by Betcher, seconded by Gartin, to deny renewal of 12-month Class E Retail Alcohol License – Neighborhood Liquor and Smokes, 3505 Lincoln Way, Suite 105.
Vote on Motion: 6-0. Motion declared carried unanimously.

STAFF REPORT REGARDING SHORT-TERM HOUSING TASK FORCE RECOMMENDATIONS: Director of Planning and Housing Kelly Diekmann and Director Goodenow presented the Staff Report. Mayor Haila noted this item would be placed on a future agenda for further discussion.

HEARING ON TEXT AMENDMENTS TO AMES MUNICIPAL CODE CHAPTER 13, (RENTAL HOUSING CODE), CHAPTER 29 (ZONING ORDINANCE), AND CHAPTER 31 (HISTORIC PRESERVATION) TO ALLOW ACCESSORY DWELLING UNITS (ADUS) IN RESIDENTIAL DISTRICTS: Director Diekmann and Planner Eloise Sahlstrom presented the CAF and gave the history of the item.

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 Text Amendments to Ames Municipal Code Chapter 13, (Rental Housing Code), Chapter 29 (Zoning Ordinance), an Chapter 31 (Historic Preservation) to allow Accessory Dwelling Units (ADUs) in Residential Districts. Roll Call Vote: 6-0. Motion declared carried unanimously.

STAFF REPORT REGARDING THE USE OF TESLA POWER WALLS IN THE AMES ELECTRIC SERVICES’ SYSTEM: Director of Electric Services Donald Kom presented the Staff Report, and stated he would update the City Council on the success of integrating Tesla Power Walls into the electric grid of Ames.

Mayor Haila opened the Public Input.

Jim Bernau, 3511 Oakland Street, Ames, thanked City staff for their help in finding a solution and encouraged the City Council to prioritize hiring a Sustainability Coordinator.

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

BUDGET ISSUES/GUIDELINES: Director Goodenow presented the CAF. ASSET Volunteers Deb Schildroth and Becky Harker provided an overview of funding requests and answered questions from the City Council. The discussion of COTA and Outside Funding were postponed until the December 19, 2023, meeting.

Moved by Corrieri, seconded by Betcher, to approve a 5% increase in the City’s ASSET funding.
Vote on Motion: 6-0. Motion declared carried unanimously.

SECOND READING OF ORDINANCE AMENDING CHAPTER 28, DIVISION 1 FOR ELIGIBILITY OF CUSTOMERS FOR TIME-OF-USE BASED ON ELECTRICAL DEMAND: Moved by Corrieri, seconded by Beatty-Hansen, to pass on second reading an ordinance

amending Chapter 28, Division 1 for Eligibility of Customers for Time-of-Use based on Electrical Demand.

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

THIRD READING AND ADOPTION OF ORDINANCE NO. 4513 ON AMENDING THE ZONING TEXT AMENDMENT FOR REDUCED AFFORDABLE HOUSING PARKING REQUIREMENT: Moved by Beatty-Hansen, seconded by Betcher, to pass on third reading and adopt ORDINANCE NO. 4513 on amending the Zoning Text Amendment for Reduced Affordable Housing Parking Requirement.

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

THIRD READING AND ADOPTION OF ORDINANCE NO. 4514 TO AMEND THE URBAN REVITALIZATION AREA BOUNDARY: Moved by Corrieri, seconded by Junck, to pass on third reading and adopt ORDINANCE NO. 4514 to amend the Urban Revitalization Area Boundary.

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

DISPOSITIONS OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted that there were four items to be considered. The first item evaluated was an email from Naomi Lovin regarding a Truck Route for an Industrial Zone.

Moved by Junck, seconded by Betcher, to forward to Traffic Engineer Damion Pregitzer to reply after consulting with a Story County Engineer to determine what could be done as the area is outside of the City's jurisdiction.

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

An email from Jan Wallace about Public Pathway along George W. Carver Avenue was highlighted next. Mayor Haila stated that this item had already been addressed by staff, as the pathway was already City property.

Then, an email and petition from Valerie Stallbaumer regarding Brick Pillars was considered. Mayor Haila noted that this item was for information only, as the topic would be on an upcoming agenda.

A memo from Damion Pregitzer on a Speed Limit Reduction on 6th Street was the final item. Mayor Haila noted that it was for information only.

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

Moved by Betcher, seconded by Beatty-Hansen, to request staff report on, and highlight the use of, alternative energy by power customers in the way most efficient for staff in order to inform the public of the scope of those efforts.

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

ADJOURNMENT: Moved by Betcher, seconded by Corrieri, to adjourn at 9:15 p.m.

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

Grace A. Bandstra, Deputy City Clerk

John A. Haila, Mayor

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.

